

# Council QA – Sept. 21, 2021

Wednesday, September 15, 2021 3:41 PM

## F. AWARDS AND RECOGNITIONS:

1. **21-1159** Presentation of Fire Chief's Awards
2. **21-1206** Recognize Beyond Charity for accomplishments in suicide prevention

## I. CONSENT AGENDA:

1. **21-1138** Approve the Cash Disbursements for the period of 08/01/2021 through 08/31/2021 for a total of \$33,462,462.28

<b>Q:</b>	<b>Please provide a graph by department including full budgeted amount for the year and spent so far this year.</b>	<b>Gustin</b>
<b>A:</b>	Please see the attachment 01 – Financial Report (Updated)	<b>Munch</b>

2. **21-1195** Approve the regular City Council meeting minutes of September 7, 2021
3. **21-1172** Approve the Sustainability Workshop minutes from August 31, 2021
4. **21-1228** Approve the City Council meeting schedule for September, October, and November 2021
5. **21-0672** Approve the award of Cooperative Procurement 21-212 for Uniforms, Equipment and Accessories, to Galls LLC for an not to exceed \$153,460 and for a one-year term

<b>Q:</b>	<b>How often does the City replace uniforms?</b>	<b>Bruzan Taylor</b>
<b>A:</b>	<p>Per the collective bargaining agreements, the Police Department shall replace all worn and damaged uniforms and equipment as needed by the employee. Also part of the uniform budget are bullet proof vests, which are required to be replaced every 5 years.</p> <p>Also, when a new employee is hired they receive the following, also per the CBA:</p> <ul style="list-style-type: none"> <li>• 4 Uniform pants</li> <li>• 5 Summer uniform shirts</li> </ul>	<b>Arres</b>

	<ul style="list-style-type: none"> <li>• 1 Pair of uniform shoes</li> <li>• 2 Vest covers</li> <li>• 1 Fall/spring jacket</li> <li>• 5 Winter uniform shirts</li> <li>• 1 Pair winter boots</li> <li>• 1 Bullet proof vest</li> <li>• 2 Ties</li> <li>• 1 Dual season jacket</li> <li>• Raincoat</li> <li>• Hats and covers</li> <li>• Radio case</li> <li>• Handcuffs</li> <li>• Necessary and required belts and accessories and all other equipment the department deems necessary.</li> </ul>	
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6. **21-1099** Approve the award of Cooperative Procurement 21-309, Hewlett Packard Enterprises Support Services Renewal, to Hewlett Packard Enterprises for an amount not to exceed \$112,459.60 and for a one-year term

7. **21-0888** Approve the award of Bid 21-274, Curbside Leaf Collection Services, to Western Gradall Corporation and Steve Piper and Sons, Inc. for an amount not to exceed \$333,300 and for a two-year term

<b>Q:</b>	<b>Where are we at with the process of obtaining a burn permit for our leaf burner?</b>	<b>Hinterlong</b>
A:	The City has not been able to obtain the permit required by the EPA from the State of Illinois since the State has not previously issued said permit to any other jurisdiction in Illinois.	Dublinski
<b>Q:</b>	<b>Staff, where are we at on the burn box update and will it help to offset some brush and leaf costs in the future?</b>	<b>Gustin</b>
A:	The City has not been able to obtain the permit required by the EPA from the State of Illinois since the State has not previously issued said permit to any other jurisdiction in Illinois.	Dublinski

8. **21-1181** Approve the award of RFP 21-174, Employee Benefits Broker, to GCG Financial, for an amount not to exceed \$252,000 and for a three-year term

<b>Q:</b>	<b>Staff what was the last term budgeted cost for this service?</b>	<b>Gustin</b>
A:	The City budgeted \$83,000 for plan administration costs with GCG in 2021.	Munch/Sheehan
<b>Q:</b>	<b>I see 6 companies issued proposals and I see the four criteria for the numerical evaluation. You state that GCG's cost is "in line" with the other finalists. Could</b>	<b>Leong</b>

	<p><b>you share the cost numbers from the all of the 6 companies that issued proposals so that we can compare them?</b></p>	
<p>A:</p>	<p>Annual cost was one of the factors for consideration in the RFP process. GCG's fee is for all services, some of the other respondents included in their submission that additional costs might be incurred for additional service requests (for example, to prepare marketing materials for participants). The quoted fees from the 5 proposers were (one proposer's bid did not qualify):          Proposer 1: \$80,000          Proposer 2: \$80,000          Proposer 3: \$84,000          Proposer 4: \$119,500 for years 1-3 and \$124,500 for years 4-5          Proposer 5: \$95,000 for years 1-3 with a possible 3% increase annually thereafter.          The final decision was based on all qualifications (and GCG scored higher than all of the other proposers in all other RFP criteria) and final scores were submitted by the RFP review committee.</p>	<p>Sheehan</p>

9. **21-1082** Approve the award of Change Order #1 of Option Year One to Contract 8-204, Large Diameter Water Meters, to Core & Main LP for an amount not to exceed \$100,000 and for a total award of \$454,250

<p>Q:</p>	<p><b>The background mentions that meters were targeted for replacement due to being 20 years old or older. How many meters were originally scheduled for replacement, and how many are now being added? What fraction of the total are for bad wiring, bad heads, and/or incompatibility? Please explain what the consequences might be for NOT replacing the meters that are incompatible, but still have useful life and what the financial savings might be (if any). Also please explain how we were not able to detect incompatibilities through the original assessment.</b></p>	<p>Leong</p>
<p>A:</p>	<p>Q: How many meters were originally scheduled for replacement and how many are now being added?          A: 330 originally scheduled for replacement. As of September, 65 additional replacements.          Q: What fraction of the total are for bad wiring, bad heads, and/or incompatibility?          A: As of today, the issues are approximately equal. 1/3 wiring, 1/3 bad register head or 1/3 incompatibility          Q: Please explain what the consequences might be for NOT replacing the meters that are incompatible, but still have useful life and what the financial savings might be (if any).</p> <ul style="list-style-type: none"> <li>• These meters would have to be manually read on a monthly basis.</li> <li>• Water Department personal would have to physically visit the meter for any troubleshooting issues that may arise. The new AMI system will allow for troubleshooting on most issues through the online portals.</li> <li>• These meters are 20+ years old and can't be tested.</li> <li>• Replacement parts for these meters are not available.</li> </ul>	<p>Blenniss</p>

	<ul style="list-style-type: none"> <li>No financial savings are likely to keep in place as these meters can't be tested for accuracy and have to be replaced to meet AWWA standards. New meters with more accurate reads should quickly offset the capital costs for replacement.</li> </ul> <p>Q: Also please explain how we were not able to detect incompatibilities through the original assessment?</p> <p>A: The Water Utilities anticipated that only older Kent water meter would not be compatible with the current AMI project and didn't expect issues with the older Neptune water meters. Most of the issues regarding incompatibility (Bad Wiring/Bad Register Head) can only be diagnosed with a field visit and attempted installation. Field visits of all large meters for compatibility testing prior to AMI field deployment was not feasible.</p>	
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10. **21-1190** Approve the award of Option Year One to Contract 19-262, Specialty Winter Operations Services, to Beverly Snow and Ice Inc. for an amount not to exceed \$364,130

<b>Q:</b>	<b>Does staff have any indication on upcoming snow falls? Just asking as the conversation of global warming was discussed at the Sustainability workshop. Thank you.</b>	<b>Gustin</b>
<b>A:</b>	Winter weather is very hard to predict. Staff budgets and plans for an average winter.	Dublinski

11. **21-1113** Approve the award of Sole Source Procurement 21-317, Transformer Fault Indicator Project, to A Star Electric for an amount not to exceed \$316,000

<b>Q:</b>	<b>Will staff be watching this overspend closely and provide updates as developers move forward to absorb costs?</b>	<b>Gustin</b>
<b>A:</b>	Staff closely monitors all budget accounts, particularly heading into the final quarter of the year. It is not uncommon for some accounts to exceed budget at year-end, however, that is typically accommodated by underspend in other accounts. Staff's primary concern is that the Electric Fund as a whole remains within budget. At this time, the Electric Fund expenses are on track to finish the year within budget.	Munch
<b>Q:</b>	<b>This sounds like a real need item. Of the 3500+ sensors, how many are anticipated to require replacement in the next twelve months? Do we need to plan for a much larger replacement project for old/obsolete sensors in the near future?</b>	<b>Leong</b>
<b>A:</b>	In 2020 the Electric Utility has conducted a field survey, reviewed records of the existing Fault Indicators that will result in replacing 2500 old and obsolete devices.  The amount requested will cover the replacement of the devices in the next 12 months.	Groth

12. **21-0853B** Waive the first reading and pass the ordinance amending Title 11

(Motor Vehicles and Traffic), Chapter 2 (Parking), Article A (Parking Rules), Section 23 (Electric Vehicle Charging Stations) of the Naperville Municipal Code to remove the usage fee of the electric vehicle charging stations (requires six positive votes)

<b>Q:</b>	<b>Would this ordinance apply to any/all future electric vehicle charging stations the city might install?</b>	<b>Sullivan</b>
A:	This ordinance would apply to future electric vehicle charging stations the city installs but could be changed as conditions change.	Prousa
<b>Q:</b>	<b>I agree with not charging for the electricity not only because it seems to be a revenue loser, but also because we want to encourage residents to purchase more electric vehicles. My concern is someone parking for 8 hours in the spot when it should be turned over for someone else to use. Can we make these spots have a time restriction? How long on average does it take to charge an electric vehicle?</b>	<b>Bruzan Taylor</b>
A:	Our current City ordinance reads, "The use of an electric vehicle parking space shall be limited to electric vehicles for no more than three (3) hours of continuous charging per day. For purposes of this subsection, "charging" means that an electric vehicle is connected to an electric vehicle charging station."  We are putting out an RFP for the installation and replacement at the two locations within the downtown. During the RFP process, we will evaluate the charging type options as they come at different price points and capabilities. For example, a level 2 charger would be about 25 miles of charge per hour while a level 3/DC fast charger would be about 100 miles of charge per hour.	Prousa
<b>Q:</b>	<b>Staff, I have noticed on business weekends those individual with electric vehicles get a prime spot for parking while others are required to park elsewhere. I have gotten complaints that electric vehicle owners linger all day and into the night not allowing other charging users an opportunity to access the very prime parking locations. Is there a time limit on the parking stations?</b>	<b>Gustin</b>
A:	Our current City ordinance reads, "The use of an electric vehicle parking space shall be limited to electric vehicles for no more than three (3) hours of continuous charging per day. For purposes of this subsection, "charging" means that an electric vehicle is connected to an electric vehicle charging station."	Prousa
<b>Q:</b>	<b>I understand the cost of administration and the goal of encouraging more electric vehicle usage for green reasons. I would like to see some ceiling language added to ensure that if the usage becomes expensive for the city, that we have the option to reinstate the user fees. EV's are already partially exempt (hybrids?) from gasoline taxes which, in part, pay for the roads they use. Also, it is mentioned that some of the current stations are out of order. This suggests that there will be ongoing costs for purchase, installation, and maintenance of the charging stations. As usage grows, these costs may also need to be passed on to the EV users.</b>	<b>Leong</b>
A:	In the ordinance change we added the language, "The City could charge a usage fee for charging vehicles if the City chooses to do so."	Prousa

- 13. **21-1110B** Pass the ordinance granting a variance to Title 6 (Zoning Regulations), Chapter 6 (Residential Districts), Article B (Medium Density Single-Family Residence District), Section 7 (Yard Requirements) of the Municipal Code to permit a sunroom that encroaches into the rear yard setback at 1905 Woodfield Court - PZC 21-1-090

<b>Q:</b>	<b>Is this a sunroom or an all-purpose addition?</b>	<b>Bruzan Taylor</b>
A:	The applicant has indicated that the addition will be an all-season sunroom. It will either have forced air or a mini-split system. It will have an abundance of windows and the exterior will match the existing siding. From a zoning perspective, the sunroom is classified as an addition to the principal structure.	Green
<b>Q:</b>	<b>Is there a hardship?</b>	<b>Gustin</b>
A:	<p>The applicant has provided the following response to the second standard for granting a variance, which states: Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.</p> <p>“The property does not have a sub-basement or a dining room, and our family needs the additional living space. The current enclosed porch cannot be used in hot or cold weather. It is not possible to put an addition on the northwest side of our home because it is a split-level house with the split on that side. Additionally, the neighbors’ home has a 6’ side yard, which makes for too narrow of a space with an addition. It is not possible to put an addition on the southwest side of our home where our garage is. There is only an additional 10’ of space before the 15’ side yard requirement, which is not a usable space on the side of a garage for anything other than an expanded garage. Building upward would alter the essential character of the neighborhood; we could not find any other split-level models in Old Farm North with upward additions, only rear. The only place on the property where it is physically possible to put an addition is in the rear off of the main ground level, where the current enclosed porch is located.”</p>	Green

- 14. **21-1078B** Pass the ordinance approving a sign variance from Title 6 (Zoning Regulations), Chapter 16 (Signs) Section 6:1 (Special Areas of Control: Educational Campus) to permit four wall signs on the building located at 160 E Chicago Avenue (NCC) - PZC 21-1-093

<b>Q:</b>	<b>Are there other businesses in downtown at a similar height or higher with signage near the top?</b>	<b>Bruzan Taylor</b>
A:	Similar building heights in the downtown include Main Street Promenade (northwest corner of Van Buren Ave and Main St), Hotel Indigo and Barnes and Noble (northeast corner of Chicago Ave and Washington St). These locations have signage located near the top of the building.	Mattingly

- 15. **21-1127B** Pass the ordinance amending Title 11 (Motor Vehicles and Traffic), Chapter 2 (Parking), Article B (Municipal Parking Lots and Parking Regulations) of the Naperville Municipal Code to modify regulations for the City's commuter parking lots

Q:	<b>Staff, we received a comment at the last meeting and the resident had a couple concerns has someone reached out to him? Also, for the general public please provide ways parking users may pay for a spot, smart phone, calling a number, etc.?</b>	<b>Gustin</b>
A:	<p>Bill Novack spoke with the resident and clarified that the permit fees are not increasing.</p> <p>Daily fee payments can be made at the payment machines using cash, credit card or smart card. Payments can also be made using PayByPhone by telephone or through the PayByPhone mobile app or website. Detailed instructions are available for commuters on the City's website.</p>	Louden
Q:	<ol style="list-style-type: none"> <li>1. <b>Has the consultant been retained and returned their recommendations?</b></li> <li>2. <b>What is the justification of the \$5 price point? How do we stack up against neighboring cities parking fees near the train station?</b></li> <li>3. <b>Can we present some cost/expense numbers related to operating the parking facilities to better justify the cost increases to the quarterly users? Do the current revenues cover the current/projected costs?</b></li> </ol>	<b>Leong</b>
A:	<p>A consultant has not yet been engaged.</p> <p>A \$5/day rate has been applied to new daily fee spaces that have been added close to the Naperville Station building in recent years, such as the 190 E. 5<sup>th</sup> Avenue Lot and the DuPage Children's Museum Lot. The Parkview Lot is located closer to the station building than these lots. This rate was selected for these lots due to the high demand for daily parking pre-pandemic. As parking demand returns, these spaces will continue to be very desirable and warrant the \$5/day rate. Most stations along the BNSF line have daily fee parking at a \$2/day or \$3/day rate; however, many do not experience the same demand as the Naperville Station.</p> <p>The fees for quarterly permits are not increasing. The ordinance includes amended text for the fees in the code; however, this is to bring the code up to date to reflect the current fees, which were approved by the City Council on May 6, 2008.</p>	Louden

- 16. **21-1213** Pass the ordinance amending Title 2 (Boards and Commissions), Chapter 4 (Building Review Board), Section 2 (Membership) of the Naperville Municipal Code regarding Building Review Board vacancies

Q:	<b>Staff, can you explain how this charged from the original request? I am missing something after the September first reading.</b>	<b>Gustin</b>
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A:	<p>This BRB text amendment was initiated based on the challenges that the City has had filling vacancies where the Code currently requires specialized experience (engineer/architect, plumbing, electrical, construction contracting, and concrete/masonry).</p> <p>Staff initially recommended amending the Code to give the Mayor broad discretion to nominate members when there are BRB vacancies and available applicants do not fulfil the provided qualifications.</p> <p>During the first reading, Council members expressed concern over the initially proposed broad discretion leading to unqualified nominations and recommended limiting the nominating discretion by requiring that <b>if</b> there are BRB vacancies <b>and</b> available applicants do not fulfil the provided qualifications, <b>then</b> the Mayor may nominate members <b>who have specialized training and/or experience applicable to one or more of the fields of expertise with which the Board will be dealing.</b></p> <p>So the change from the first reading to the proposed item, is that the proposed ordinance requires the Mayor to nominate members who have specialized training and/or experience applicable to one or more of the fields of expertise with which the Board will be dealing; rather than the broad discretion to nominate anyone that was in the original proposal.</p> <p>It should be noted that any nomination by the Mayor also has to be approved by the City Council.</p>	DiSanto
Q:	<b>This write up is not the way I thought we discussed. I will not be in favor of this change.</b>	Hinterlong
A:	Noted. Please see above.	DiSanto

- 17. **20-1508B** Pass the ordinance approving the final plat of subdivision for the 4th Avenue Townhomes, located at the southwest corner of 4<sup>th</sup> Avenue and Loomis Street - PZC 21-1-076

Q:	<b>Staff do we have any drawings?</b>	Gustin
A:	The elevations that were submitted with the preliminary plat and variance requests in January are below. Please see attachment 02 – Elevations (1)	Russell

- 18. **21-1192** Pass the ordinance granting a minor change to the Naperville Crossings PUD and approving a Final PUD Plat for Schlotzsky's - 21-1-089
- 19. **21-1209** Pass the ordinance establishing temporary traffic controls and issue a Special Event Permit, including an Amplifier Permit, for the Naperville Half Marathon and 5K scheduled for Sunday, October 17, 2021
- 20. **21-1191** Approve the fireworks display application and issue a permit for the September 25, 2021 Naperville Country Club 100th anniversary event



**L. ORDINANCES AND RESOLUTIONS:**

- 1. **21-1210** Adopt the resolution establishing a process for conveyance of City property to facilitate development of affordable housing for seniors and individuals with intellectual and developmental disabilities and approve the release of RFP 21-315

<b>Q:</b>	<b>Presuming Council moves forward supporting this RFP, what other city-owned parcels of land might be available for similar housing developments to support adults with intellectual and developmental disabilities and seniors in need of affordable housing?</b>  <b>Relatedly, are there private parcels that might be good candidates for this type of housing? What, if anything, could Naperville do to promote itself to developers in this niche?</b>	<b>Holzhauser</b>
<b>A:</b>	The city does have other land holdings - the properties around 5 <sup>th</sup> Avenue Train Station being the most recently considered for residential redevelopment. However, the city-owned parcels are generally reserved for other purposes at this time (e.g., leaf disposal, commuter parking, stormwater detention, etc.). City staff continually evaluates opportunities for use of city-owned property to address community needs.  Recent changes in property tax law are a new vehicle to incentivize affordable housing development in the private sector. The city, and its partners like the Naperville Development Partnership, maintain an open dialog with interested developers and is committed to providing efficient review processes to facilitate consideration of such requests.	<b>Emery</b>

- 2. **21-1212** Adopt the resolution re-affirming the City of Naperville’s commitment to fund up to \$1,200,000 to the Naperville Heritage Society for the Innovation Gateway capital improvement at Naper Settlement

<b>Q:</b>	<b>Please detail the specific process and documentation the City required from the Naperville Heritage Society or other sources to ensure that all stipulations in Council's Resolution 21-20 Ag Center are met before funding is/was disbursed and/or construction begins. Will this same process/documentation requirements be required for the Innovation Gateway before funds are disbursed?</b>	<b>Sullivan</b>
<b>A:</b>	<b>Agricultural Center</b> On July 20, 2021, Council unanimously adopted Resolution 21-20 authorizing the City to transfer up to \$1.2M to the Society for the Agricultural Center. That Resolution specified that the total amount of funding by the City shall not exceed 1/3 of the total cost of the construction and that the City shall not contribute any funds unless and until the Society has provided written proof, to the satisfaction of the Naperville City Manager, that the Society has secured funding by way of donations, pledged donations, and grants to cover at least 2/3 of the total cost.  To date, the City has not disbursed any funds to the Society for the Agricultural Center. The Society has provided written proof to the	<b>DiSanto</b>

City earlier this month in preparation of a funding agreement. Once satisfied with the detailed proof, the City will enter into a grant agreement with the Society concerning the execution of Council's direction and the disbursement of the funds.

Any City disbursements to the Society re: the Agricultural Center will be made in a construction draw method, whereby the City will issue progress payments to the Society as Agricultural Center construction work is completed.

**Innovation Gateway**

At this time, the Society has not yet secured 2/3 of the funding for the Innovation Gateway; therefore, the proposed resolution is a re-affirmation of Council's conditioned commitment to fund the Innovation Gateway if the Society secures the necessary funding.

Once the Society has secured the requisite outside funding for the Innovation Gateway, the Society will need to come back to Council for final action on a City funding authorization. It is expected that resolution and funding process will be the same as the one outlined above for the Agricultural Center.

**N. PETITIONS AND COMMUNICATIONS:**

- 1. **21-1121B** Option A: Concur with the Petitioner and overturn the decision of the Zoning Administrator and Planning and Zoning Commission to permit the façade of the property located at 8 West Jefferson Avenue (Kerwell) to be painted a neutral color; or  
  
Option B: Concur with the Zoning Administrator and the Planning and Zoning Commission and require the existing paint to be removed from the façade of the property located at 8 West Jefferson Avenue (Kerwell)

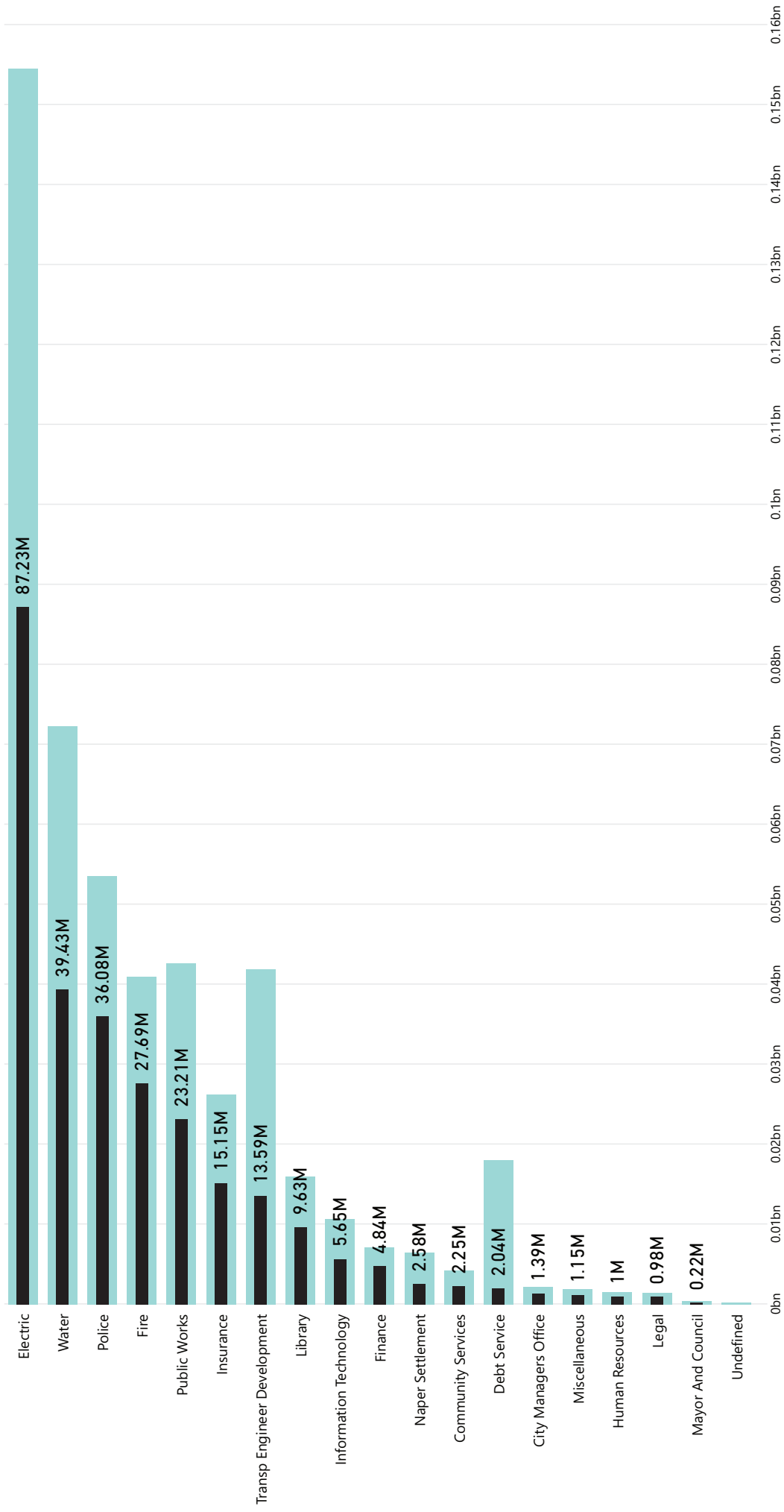
Please note that for this appeal, staff received one written public comment, which is included in the attachments of the agenda item.	Russell
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**O. REPORTS AND RECOMMENDATIONS:**

- 1. **21-1211** Receive the September 2021 Financial Report and reaffirm the current revenue diversification model and financial principles in advance of the 2022 budget workshops

The slide deck that will accompany staff's September financial report is attached. Please see attachment 03 - September 2021 Monthly Report PPT.	Munc h
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# 2021 Department Budget to Actual - August



DATE	08/18/20
CONCEPT PLAN	6.3.2020
PRESENTATION	8.12.2020
REVISION	9.18.2020

**Bridge Street Properties**  
 Naperville Illinois 60567  
 Po Box 5726  
 Naperville Illinois 60567  
**Concept Elevations**  
 4th Ave and Loomis St  
 Naperville Illinois 60540

DRAWN BY: GED  
 DATE: 08/18/20  
 SCALE: AS NOTED  
 PROJECTING: 1/8" = 1'-0"

SHEET TITLE:  
**4th Avenue and Side Elevations**

SHEET NUMBER:  
**1**



Unit 1  
 2  
**Side Elevation (West)**  
 SCALE: 1/4" = 1'-0"

Unit 9  
 3  
**4th Avenue Elevation Detail (North)**  
 SCALE: 1/4" = 1'-0"

Unit 8  
 4  
**4th Avenue Elevation Detail (North)**  
 SCALE: 1/4" = 1'-0"

Unit 7  
 5  
**4th Avenue Elevation Detail (North)**  
 SCALE: 1/4" = 1'-0"



Unit 1  
 6  
**4th Avenue Elevation (North)**  
 SCALE: 1/8" = 1'-0"

AREA CALCULATIONS:  
 FRONT ELEVATION:  
 MASONRY: 2132.4 S.F. (51%)  
 SIDING: 2111.9 S.F. (49%)

AREA CALCULATIONS:  
 SIDE ELEVATION:  
 MASONRY: 697.5 S.F. (65%)  
 SIDING: 373.8 S.F. (35%)



REVISION	DATE
CONCEPT PLAN	6/3/2020
Presentation	8/12/2020
Resubmit	9/18/2020

**Bridge Street Properties**  
 Po Box 5726  
 Naperville Illinois 60567  
 xxx/xxx-xxxx  
 630/710.9490  
**Concept Elevations**  
 4th Ave and Loomis St  
 Naperville Illinois 60540

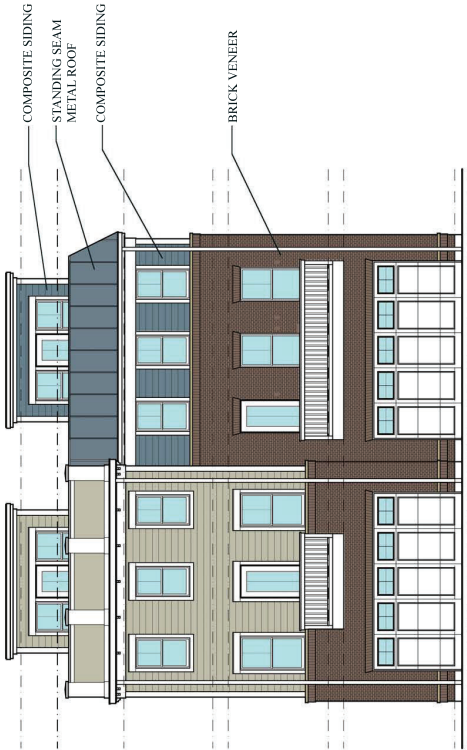
DRAWN BY: GED  
 DATE: 09/18/20  
 SCALE: AS NOTED  
 PROJECT NO: 20-016  
 SHEET TITLE:  
**Duplex I Elevations**

SHEET NUMBER:  
**P3**



**Unit 10**  
**3**  
**Duplex I - Side Elevation**  
**(North)**  
 SCALE: 3/8" = 1'-0"

AREA CALCULATIONS:  
 SIDE ELEVATION: 842 S.F. (83%)  
 MASONRY: 534.8 S.F. (50%)  
 SIDING: 535.6 S.F. (50%)



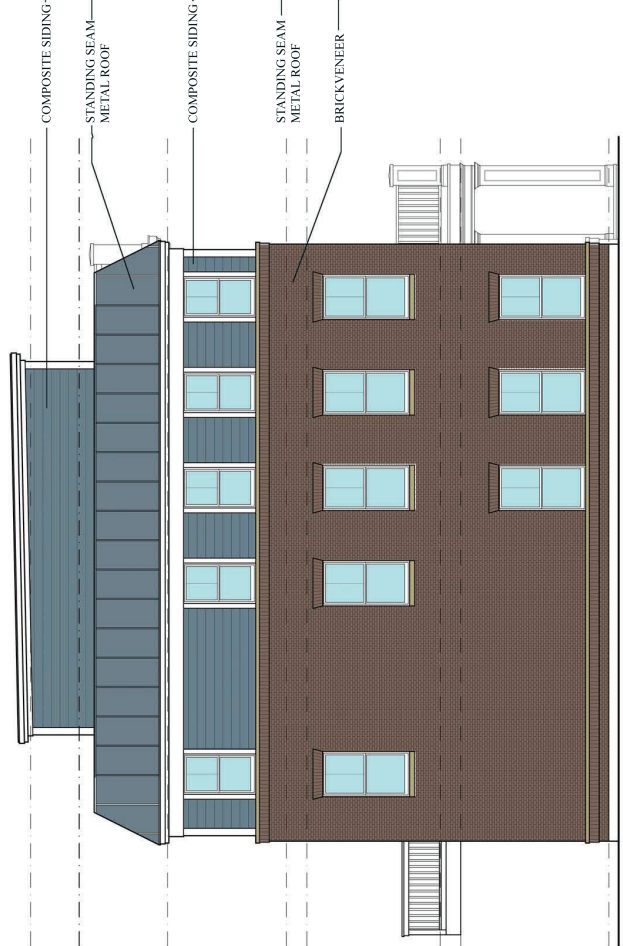
**Unit 11**  
**4**  
**Duplex I - Rear Elevation**  
**(West)**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:  
 REAR ELEVATION: 488.4 S.F. (58%)  
 MASONRY: 346.8 S.F. (42%)  
 SIDING: 346.8 S.F. (42%)



**Unit 10**  
**1**  
**Duplex I - Front Elevation**  
**(East-Loomis)**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:  
 FRONT ELEVATION: 483.4 S.F. (50.6%)  
 MASONRY: 483.4 S.F. (50.6%)  
 SIDING: 471.1 S.F. (49.4%)



**Unit 11**  
**2**  
**Duplex I - Side Elevation**  
**(South)**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:  
 SIDE ELEVATION: 842 S.F. (83%)  
 MASONRY: 842 S.F. (83%)  
 SIDING: 168.9 S.F. (17%)

AVG. GRADE: 720.2

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.  
 3. VERIFY ALL CONDITIONS AND MATERIALS WITH THE SUPPLIER PRIOR TO INSTALLATION.  
 4. VERIFY ALL CONDITIONS AND MATERIALS WITH THE SUPPLIER PRIOR TO INSTALLATION.

REVISION	DATE
CONCEPT PLAN	6.3.2020
PRESENTATION	8.3.2020
REVISION	9.18.2020

**Bridge Street Properties**  
 Po Box 5726  
 Naperville Illinois 60567  
 630/710.9490  
 XXXX/XXX-XXXX  
**Concept Elevations**  
 4th Ave and Loomis St  
 Naperville Illinois 60540

DRAWN BY: GED  
 DATE: 09/18/20  
 SCALE: AS NOTED  
 PROJECT NO: 20-048  
 SHEET TITLE:  
**Duplex II Elevations**

SHEET NUMBER:  
**P4**



**Unit 13**  
**Duplex II — Side Elevation (North)**  
 SCALE: 3/16" = 1'-0"

AREA CALCULATIONS:  
 SIDE ELEVATION:  
 MASONRY: 536.8 S.F. (50%)  
 SIDING: 535.6 S.F. (50%)



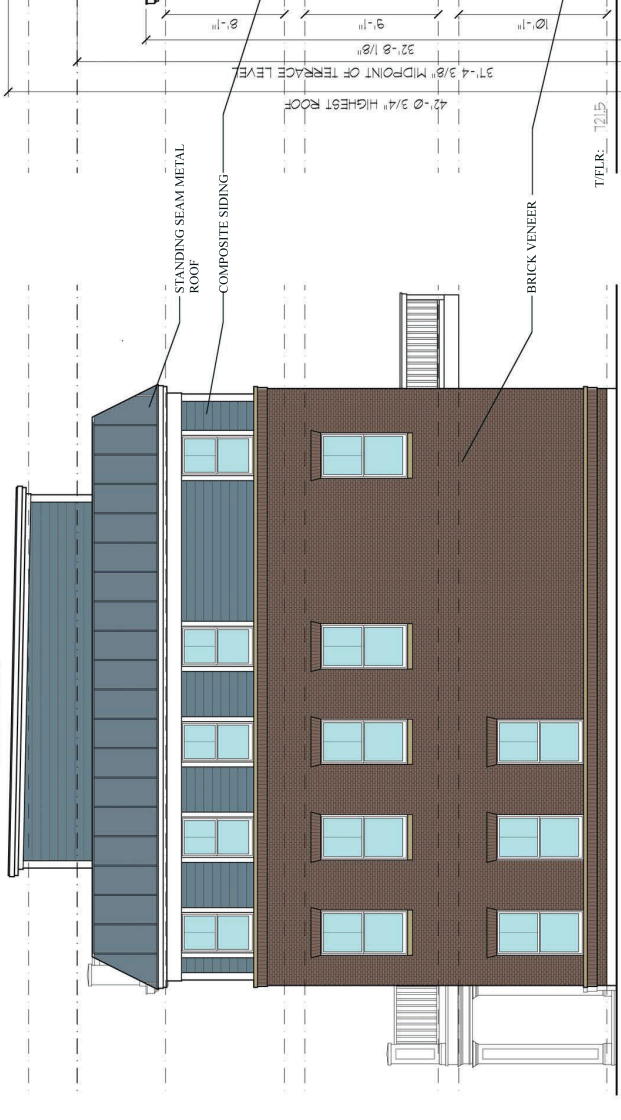
**Unit 13**  
**Duplex II — Rear Elevation (East)**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:  
 REAR ELEVATION:  
 MASONRY: 488.4 S.F. (58%)  
 SIDING: 346.8 S.F. (42%)



**Unit 13**  
**Duplex II — Front Elevation (West)**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:  
 FRONT ELEVATION:  
 MASONRY: 483.4 S.F. (50.6%)  
 SIDING: 471.1 S.F. (49.4%)



**Unit 12**  
**Duplex II — Side Elevation (South)**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:  
 SIDE ELEVATION:  
 MASONRY: 842.4 S.F. (83%)  
 SIDING: 168.9 S.F. (17%)





**Services**

**People**



# September Financial Report

**Sept. 21, 2021**

**Programs**

**Local Economy**

# Economic Indicators

## State Collected Revenues

- Exceed budget projections by 20%, or \$9.4M through August
- Sales, home rule sales, income taxes remain very strong

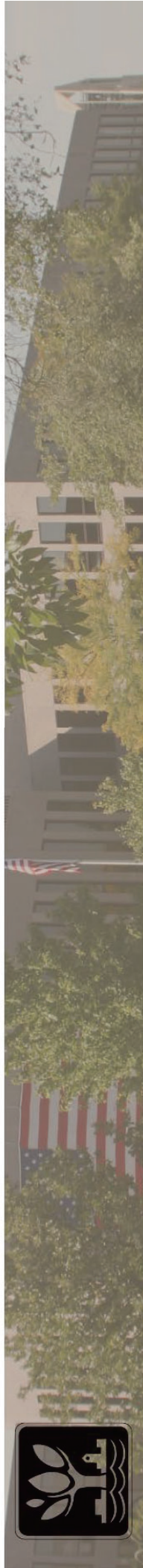
## Locally Collected Revenues

- Food & beverage sales exceed \$40M for third month
- Real estate sales continue to outperform
  - July: \$186M; August: \$208M

## Expense Trends

- Monitoring rising costs and supply chain issues
- Increases being realized in some areas, but no broad impact

2021 full-year projections  
provided as part of  
Budget Workshop #1



# Financial Principles

## History

- Developed in 2015 and approved in 2016
- Addressed a structural deficit in City spending as growth slowed
- Tool to guide financial planning and budgeting
- Helped maintain AAA bond rating in 2018 & 2020

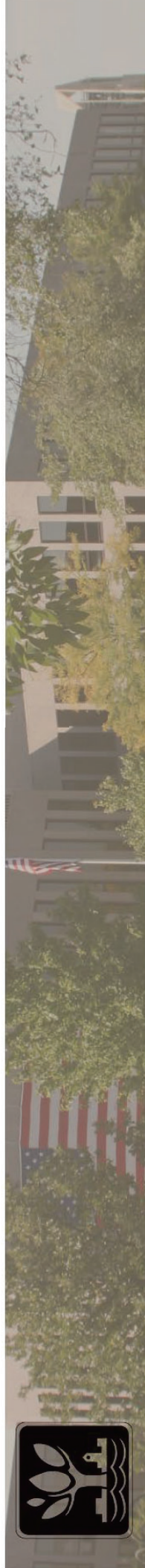
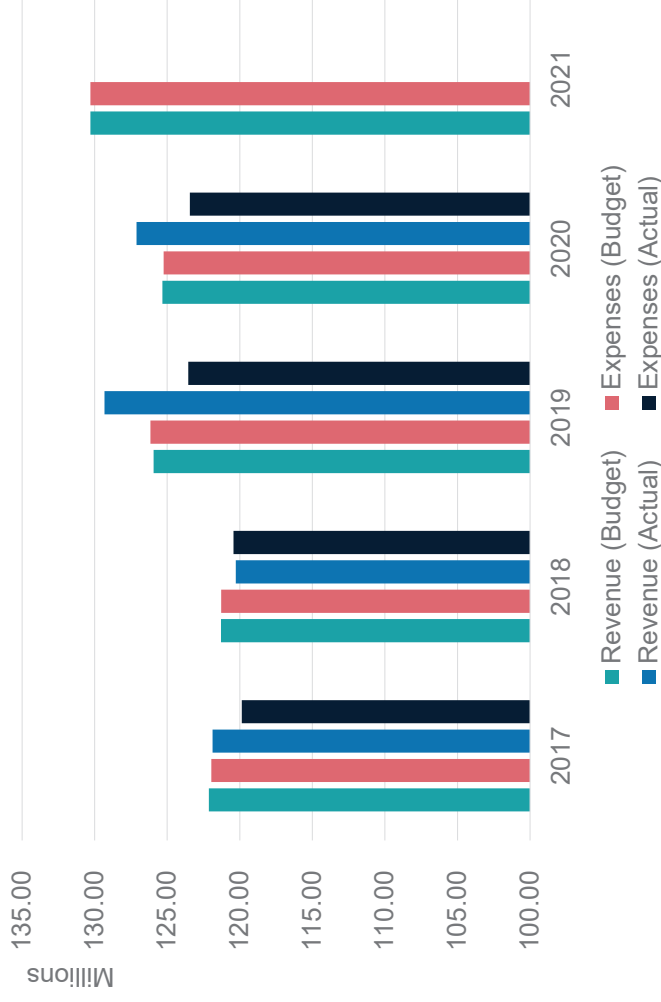
**Principle #1:** The City will pass a structurally balanced operating budget annually.

**Principle #2:** The City commits to continuous improvement in the delivery of necessary and cost-effective services.

**Principle #3:** The City will actively seek to increase its reserves to twenty-five percent (25%) and reduce its debt by twenty-five percent (25%) in the next eight (8) years.

## Principle #1 – Balanced Budgets

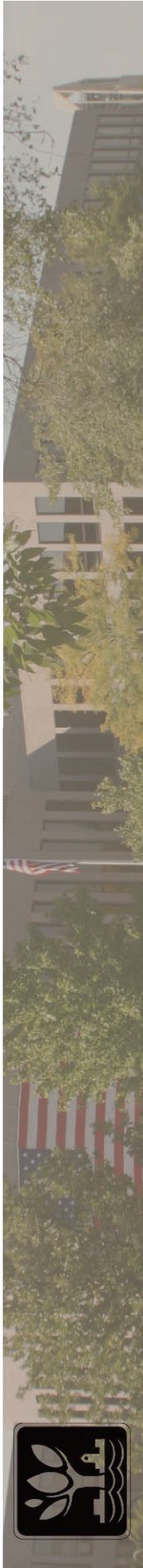
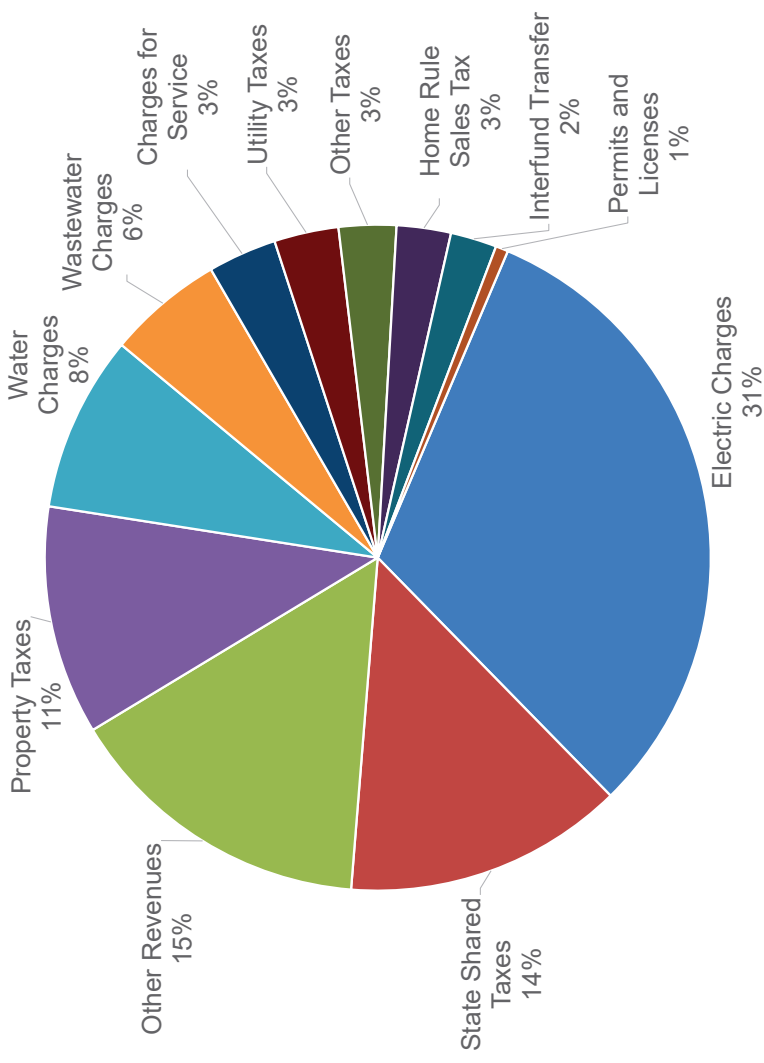
- Budget balanced when revenues and expenses align
- General Fund budget balanced annually since 2016
- Average annual budget growth 1.67% since 2016
  - Less than CPI growth
- Actual expenses up 0.79% over same period
- Revenues outperforming in 2019, 2020 & 2021



# Revenue Diversification

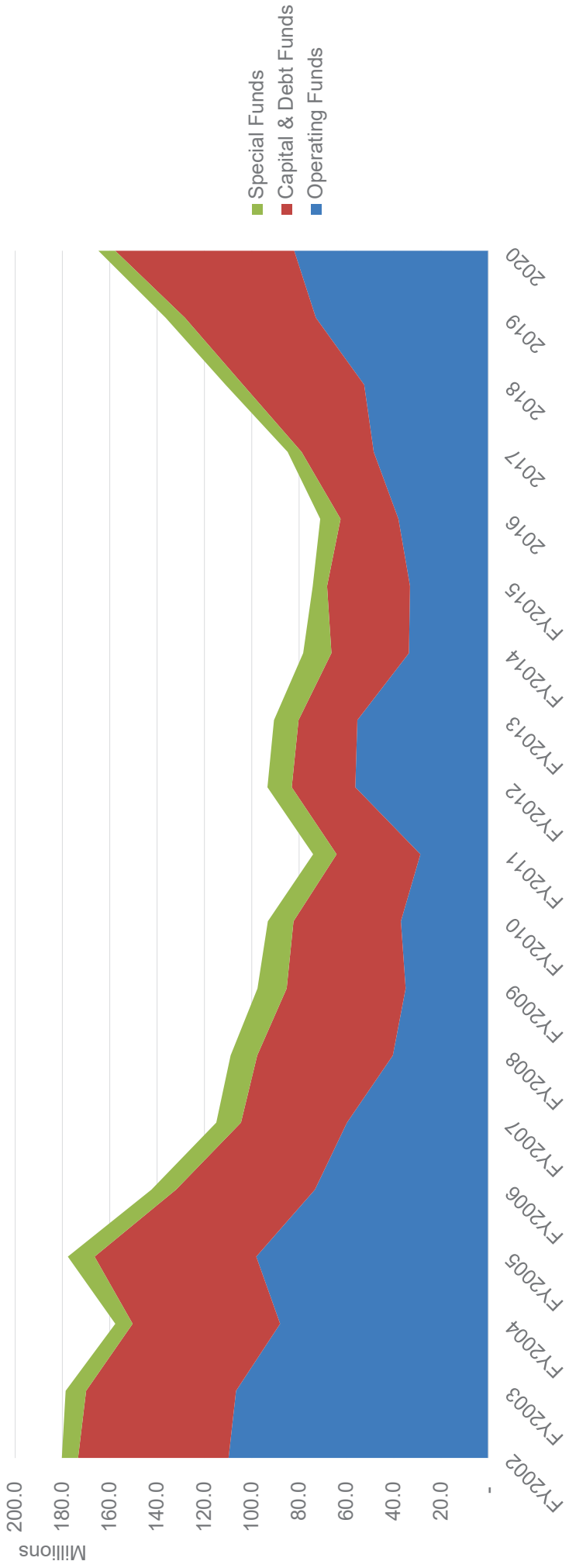
- Helps avoid significant declines in weaker economic periods (2020)
- General fund maintains greatest diversity
- Special purpose funds more reliant on single revenue streams
- Revenues tested against concepts of
  - Consistency
  - Competitive advantage
  - Service alignment
  - Diversification

2021 Budgeted Revenue Summary – All Funds



# Principle #3 – Cash Reserves

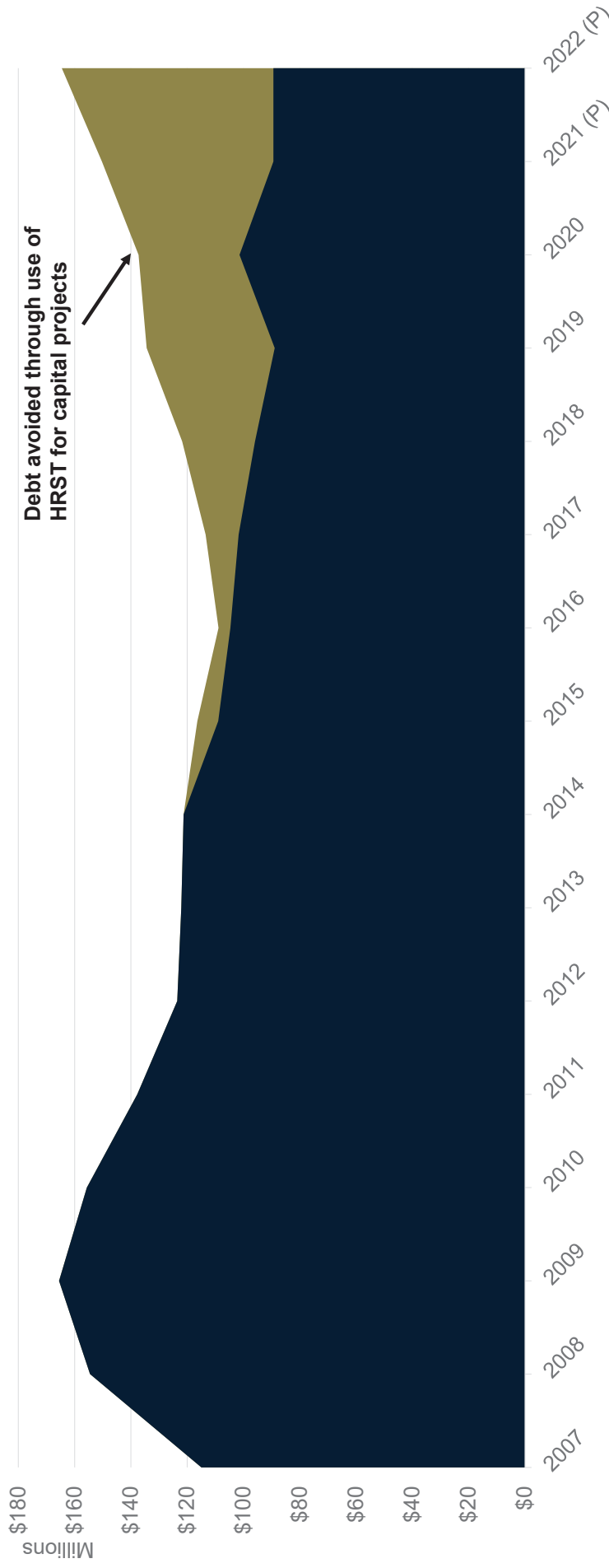
Cash Balance Summary



- Total cash reserves increased from \$71M to \$164M since 2016
- General fund reserves grew to \$30M, or 24.4% of expenditures, by end of 2020
- On track to meet cash reserve goal of 25%



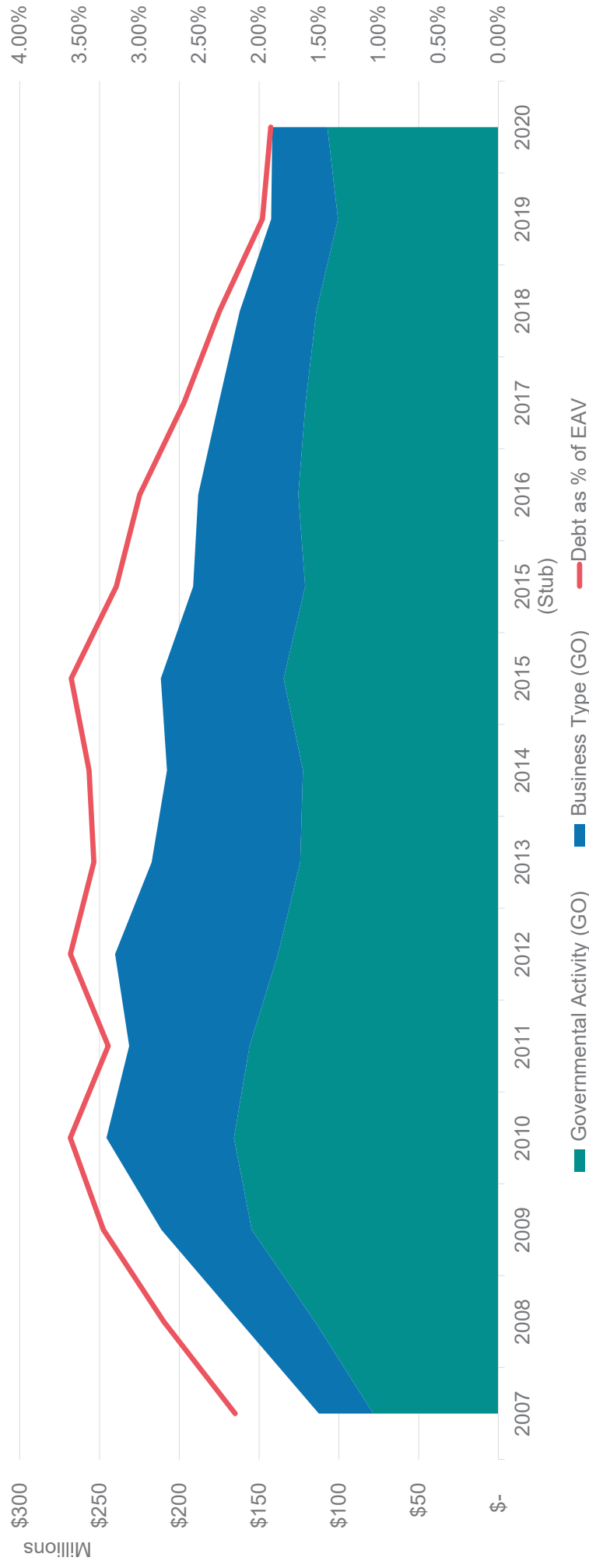
## Principle #3 - Debt Reduction



- Debt funded solely through property tax reduced from \$121M in 2014 to \$89M in 2020
- On track to meet goal by end of 2022 (assumes no 2021 issuance and \$8M 2022 issuance)
- HRST continues to play key role in reducing debt



# Debt Reduction – All Funds



- Total outstanding debt steadily decreasing over past decade
- Utility-related debt has declined 45% since 2016
- Growth in EAV further reducing debt burden on taxpayers – down 37% since 2016



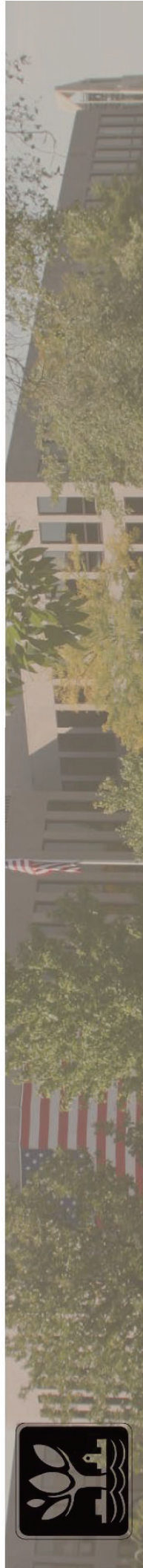


## Principle #2 – Service Delivery

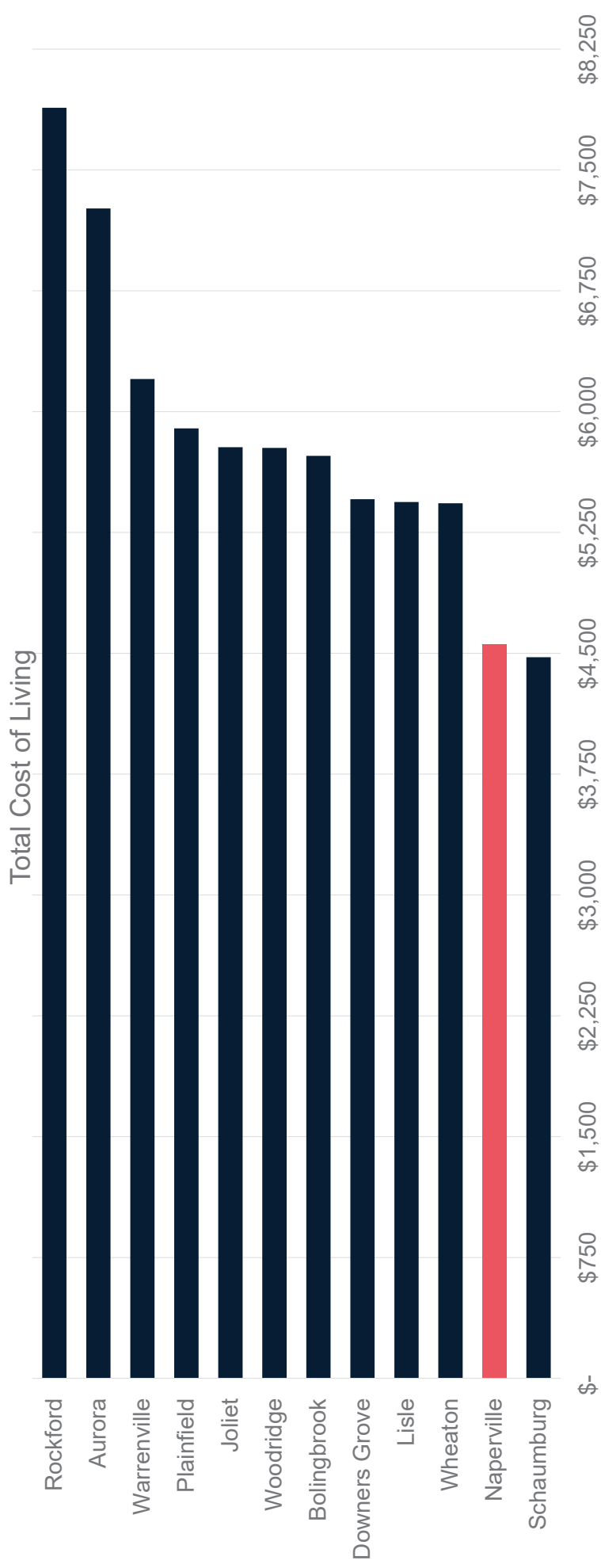
- Measured through advancement of priorities, comparative value to taxpayers, and response to unexpected events (pandemic)
  - Priority example: Sustainability/DE&I efforts
  - No service delivery cuts during pandemic; enhancements in key areas (online)
- Data-driven approaches to budgetary requests
  - Reverse negative service trends
  - Addition of resources to proactively mitigate future issues
- Financial stability offers more opportunity to proactively optimize City services in post-pandemic era

### Police Strategic Response Unit Success Measures

	2020-21
Traffic stops	2,766
Misdemeanor Arrests	263
Felony Arrests	88
Motor Vehicles Seized	25
Illegal Firearms Seized	23



# Comparable Communities



- **Total cost of living – taxes, user charges, fees – continues to be among the lowest**
- **City maintains a competitive advantage over neighboring and comparable communities**
- **No indication HRST has impacted consumer or developer desire to choose Naperville**



# Action Items

## Reaffirm the 2016 Financial Principles

- Financial principles continue to serve as the City's financial policy framework

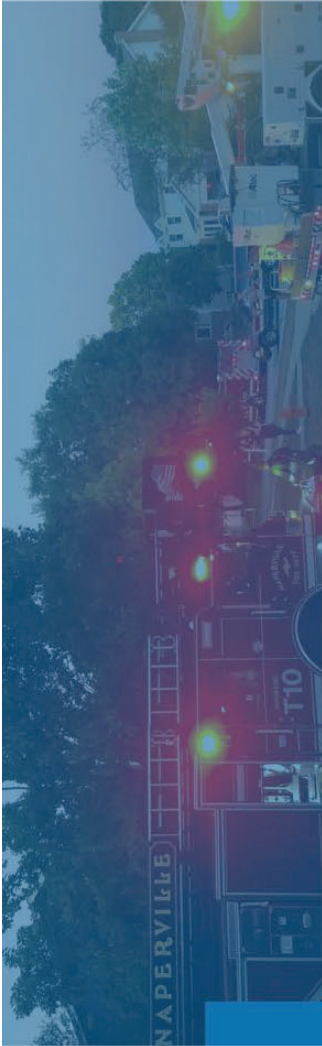
## Reaffirm existing revenue diversification model

- All existing revenue streams available in 2022 and beyond to provide stable financial framework for service delivery (Principle #2)

## Identify additional 2022 budget priorities

- What priorities does Council want to evaluate as part of upcoming budget?
- Beautification projects
- Prairie grass installations
- Electric study (time of use/future sourcing)
- Riverwalk projects





# Questions?

