

December 4, 2018 Q&A

I. CONSENT AGENDA:

1. **18-1021** *Approve the regular City Council meeting minutes of November 20, 2018*
2. **18-1034** *Approve the minutes from the October 29, 2018 Budget Workshop*
3. **18-840** *Approve the award of RFQ 18-027, Architectural & Engineering Services, to Kluber Inc. and Legat Architects as approved vendors for future projects for an amount not to exceed \$221,000 and for a two-year term*
4. **18-881** *Approve the award of Change Order #1 to Contract 16-306, Socrata Digital Government Software Package, to Carahsoft Inc. for an amount not to exceed \$28,011.98 and a total award of \$188,722.34*

Q:	Will this be a wash expense?	Gustin
A:	This is a request for additional funds that will be used to provide additional services from Socrata.	Anderson

5. **18-984** *Approve the award of Cooperative Procurement 18-277, Fire Department Ambulance Replacement, to Foster Coach Sales for an amount not to exceed \$265,392.00*

Q:	How much will the city recoup at auction? Also, how many miles are on this vehicle?	Gustin
A:	The existing ambulance has an estimated auction value of \$15,000 to \$20,000. The ambulance has 95,747 miles and 7,975 engine hours. DPW anticipates that the ambulance will earn between \$15,000 and \$20,000 at auction. Unit 9338, a similar unit of the same chasis year, make and model has an estimated auction value of \$15,000 to \$20,000.	Dublinski

6. **18-992** *Approve the award of Option Year Two to Contract 16-115, Naper Settlement Janitorial Maintenance, to Coverall Health Based Cleaning Systems for an amount not to exceed \$192,738*
7. **18-1011** *Approve the award of Change Order #1 to Contract 18-146, Leaf Disposal, to Tri-County Excavation & Construction for an amount not to exceed \$9,000 and a total award of \$76,500*

8. **18-844** *Approve the award of Change Order #1 to Contract 18-178, Royal Saint George Water Main replacement, to Copenhagen Construction for an additional 180 days*

Q:	I noticed we're using plastic watermain, what is the reason for the use of plastic?	Hinterlong
A:	Water utilities has experience many water main breaks on this isolated stretch of main. The types of breaks are consistently due to corrosion of the ductile iron pipe, indicating the presence of moderately corrosive soils in the area. A Departure from the typical ductile iron pipe installation, Water Utilities determined PVC pipe to be the best alternative to prevent failure by corrosion moving forward. PVC will provide long-term durability and minimize disruption to water service to the residents of the Cress Creek neighborhood.	Ries
Q:	How will the public residents be given notice and an explanation of the recommended process?	Gustin
A:	Water Utilities collaborated with Communications to generate an informational notice to the residents affected by the project. This letter was mailed to residents on Friday, November 30 th . The letter is attached for your reference.	Ries

9. **18-1026** *Approve the City Council meeting schedule for December 2018 and January & February 2019*

10. **18-952** *Pass the ordinance approving a First Amended Fire Suppression System Installation Agreement for 22, 24, and 26 W. Jefferson Avenue - BRB Case #95.*

Q:	How many change of tenants has occurred in the last 10 years for these effected properties? With granting the extension, does this mean that the system shall be installed and complete within the 2 years?	Hinterlong
A:	22 W. Jefferson Av <ul style="list-style-type: none"> • Since 1995: Artistic Creations Salon 24 W. Jefferson Av <ul style="list-style-type: none"> • 2002-2008: L'Artiste Salon • 2008-2016: Gelati • 2016-present: Everdine's 26 W. Jefferson Av	Laff

	<ul style="list-style-type: none"> • 2009-2017: Baubles by Maclyn • 2017-2018: Denim & Soul • 2018-present: Marcus <p>Yes, the agreement is written such that the sprinkler system must be completely installed by no later than January 1, 2021.</p>	
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- 11. 18-1010** *Conduct the first reading on an ordinance amending Article E (Annexation Fees), F (Development, Zoning and Subdivision Fees) and H (Fees for Construction and New Development) of Chapter 9 (Municipal Finances) of the Naperville Municipal Code.*

Q:	Does staff see reduced staff time after implementation of future customer online submissions, reviews, applications, scheduling, etc.?	Gustin
A:	Staff expects to see an increase in staff time spent on the administration of permit and development review for at least the first 1 ½ to 2 years following the formal implementation of EnerGov. The increased time will result from internal training to use the software; marketing of the new software to external customers; assisting customers to migrate to a completely electronic submittal system, including training and support; correcting submittal errors and responding to paper submittals that continue to be made; tweaking the software based on user needs determined through implementation; and providing (and assisting) and in-person electronic submittal option for those who may not have access to a computer (this will be an ongoing task). Following the 1 ½ to 2 year implementation period staff expects to see a reduction in staff time needed to accept and route submittals, as well compile review comments; however, there are no anticipated time savings related to actual plan review or inspections.	Laff

- 12. 18-1015** *Pass the ordinance approving a right-of-way encroachment for a blade sign to overhang the public right-of-way in front of 30 W. Jefferson*

Q:	How come the canopy doesn't need a variance and just the additional blade sign does?	Hinterlong
A:	Staff views the blade sign as a permanent improvement, thereby warranting the need for the encroachment agreement. Staff has historically viewed awnings, which are less costly and can be easily	Laff

	<p>removed and replaced, as not necessitating a formal encroachment agreement. With that being said, staff may amend the awning permit language to provide additional clarity by noting that the awning may have to be removed at the owners sole cost at the City's direction if the City determines that it interferes with the use of the City's sidewalk or presents any kind of danger to the public health, safety or welfare.</p>	
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- 13. 18-1025** *Conduct the first reading of an ordinance amending Section 3-3-11:1 of the Naperville Municipal Code setting the limit of available Class M - Recreational liquor licenses at 14 and Late Night Permits for non-Downtown locations at 43.*

Q:	<p>Can we add a prohibition on “bar: like services for this petitioner as this is a kid sold/marketed as a kids entertainment business? If so, can it be included in the ordinance? Can you provide graph of how many liquor licenses we have and have been added or new concepts presented during the past 4 years?</p>	Gustin
A:	<p>The Class M license classification does not prohibit the inclusion of a bar where customers may sit. However, the petitioner is not proposing a bar where customers may sit. Instead, liquor will be served through servers. Staff does not recommend including such a prohibition in the ordinance because this can be included, if deemed appropriate, as a restriction in the liquor license.</p> <p>Please see the attached graph referencing concept meetings and liquor licenses.</p>	Lutzke

- 14. 18-1002** *Approve the firework display application and issue a permit for the December 31, 2018 display at Top Golf Naperville.*

J. PUBLIC HEARINGS:

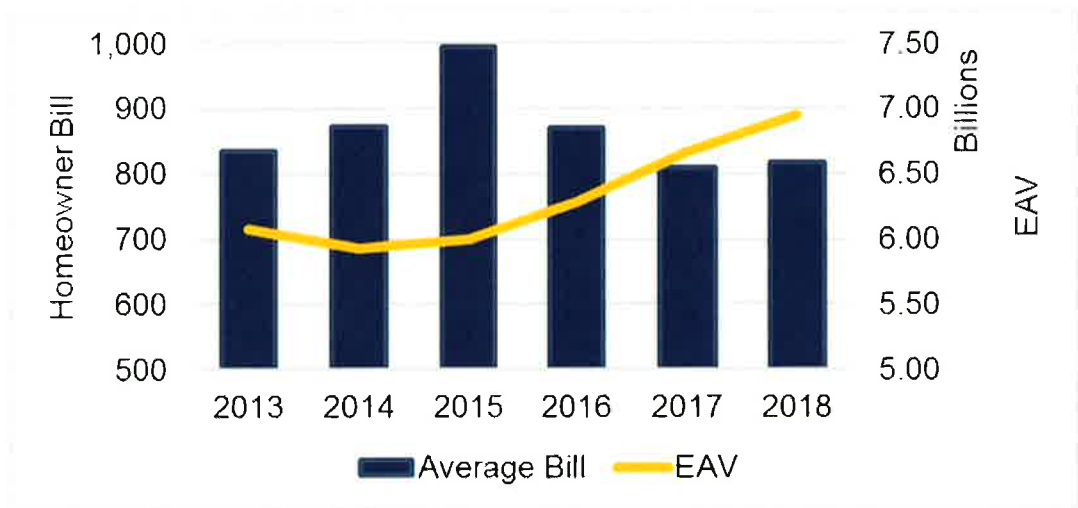
- 1. 18-1024** *Conduct the public hearing for the 2019 Annual Operating Budget (Item 1 of 2)*

Q:	<p>Previously request a graph and dollar breakdown of the real estate tax increase, decrease or neutral effect on tax payers by converting from flat dollar levy tax system versus rate levy system? Also, explain how as of today new construction/developers do or do not pay real estate taxes until transferred to new owner/resident hence the city statement of not absorbing taxes on new construction.</p>	Gustin
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A:

Hallgren

A. If the City were to change from the flat property tax levy to flat property tax rate approach the annual amount of property taxes received by the City would change based upon the projected valuation changes. Under a flat rate approach, if the valuations increase then the City would receive more if the valuations decrease then the City would receive less. For 2019, staff is projecting a 4% increase in valuations based upon information received from the townships and counties. This 4% valuation increase, using the City's current rate of 0.6815 would equate to around \$1.9 million in additional revenues. For an average homeowner, with their home value increasing from \$393k to 409k (4%); this would equate to a \$34 increase in their bill. The chart below shows the historical EAV in comparison to the average homeowner bill.



It should be noted that the City cannot levy a rate with the counties, it can only levy a flat dollar amount that is converted to a rate by DuPage and Will. If the EAV grows more than the City's estimate of 4%, then the rate will be lower than projected, if the EAV grows by less than 4%, then the rate will be higher than projected.

B. New construction and developers pay property taxes on the land that they are developing. However, the stage of construction and acceptance of the development dictates the value at which the property taxes are paid at. For example, a parcel of property that is in the beginning stages of construction would pay property taxes at the value of the land. However, once that parcel is developed and assessed by the respective township, it would then carry an assessment value that includes the value of the construction. Annually, the City receives new construction estimates from the townships and counties. For the upcoming years Will County is projecting 1.38% EAV growth attributable to new construction; Lisle Township is projecting 0.92% EAV growth attributable to new construction; and Naperville Township is

	<p>project 2.11% EAV growth attributable to new construction. Overall, new construction estimates are \$102 million out a City estimated total valuation of \$7.25 billion.</p>	
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2. 18-1023 *Pass the ordinance adopting the 2019 Annual Budget in the amount of \$451,398,341 (Item 2 of 2)*

<p>Q:</p>	<p>How much more are we forecasting in revenues are we getting in 2019 than in what we received in 2018, with the full amount from our retail sales tax increase, hotel tax increase and all other revenues in total. Please break down all categories within the total please.</p> <p>What would be the savings if we reduced the 2.75% raise to a 2.5% raise?</p> <p>How much are we short to balance the budget without raising taxes?</p>	<p>Hinterlong</p>
<p>A:</p>	<p>A.Please see the attached document laying out the major revenue changes from 2018 to 2019. Additionally, pages 41 to 43 of the 2019 budget book describe those revenue changes in the original budget submittal. There have been some minor modifications since the original submittal including the TED permit fees; however, the majority of the revenue changes are consistent. The overall revenue change from 2018 to 2019 is \$4.65 million. Inclusive in that figure are the following major changes (both increases and decreases):</p> <ul style="list-style-type: none"> •\$1.91 million increase of property taxes •\$1.66 million increase of state shared revenues inclusive of local use tax, sales tax, and income tax •\$1.15 million increase in fund transfers and grants (E-911 fee transfer and SAFER) •\$0.84 million increase in liquor licenses, charges for service (refuse, ambulance billing, etc.) and TED permit fees (per Council direction) •\$0.21 million increase in Hotel/Motel taxes •\$0.75 million <u>decrease</u> in utility taxes •\$0.23 million <u>decrease</u> in real estate transfer taxes 	<p>Hallgren</p>

	<p>•\$0.18 million <u>decrease</u> in fines</p> <p>B.Non-union wages make up 20% of the proposed \$942K in wage adjustments which is approximately \$188K. Of that amount, a 0.25 rate reduction saves approximately \$20K.</p> <p>C.Staff's updated recommendation for the 2019 budget includes a \$1,911,998 increase in the property tax levy. To achieve a balanced budget in alignment with Principle #1, there would need to be an equivalent reduction in expenditures or an increase of an equivalent amount in other revenue sources.</p>	
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K. OLD BUSINESS:

1. **18-1027** *Receive the report from City's Advocate, S.B. Friedman, provide direction on key topics, and authorize Ryan Companies to move forward with Phase II (Baseline Concept Creation).*

Q:	The Ryan Concept Creation plan (the placemat) stated, among other things, that during Phase I Ryan would provide a deliverable that likely would include, among other things, Parking Distribution Maps. Is there a parking distribution map that does not include parking on the Children's Museum Lot?	Boyd-Obarski
A:	In both Concept Plans prepared as a part of Phase I, parking is provided on the DCM Lot. In Concept A, 368 commuter parking spaces and 165 use spaces are shown. In Concept B, 504 commuter parking spaces and 449 use spaces are noted. There is not a parking distribution map that does not include parking on the DCM Lot.	Emery
Q:	In the Site Discussion section of the presentation the following statement is made: "Market Windows don't last forever", what market window are you referencing?	Boyd-Obarski
A:	The bullet "Market Windows don't last forever" refers to economic cycles of growth and recession. The US has been in an economic expansion since about the middle of 2009. An enormous amount of development has occurred since then.	S.B. Fiedman, City Advocate

	<p>While the 5th Avenue site is a very attractive site, broader recessionary economic trends can overwhelm local site and market conditions and stall development. The last recession put many development sites in the region on hold for several years.</p> <p>We cannot project when the next recession will begin. However, it is safe to say that this economic expansion cannot last forever. Given how many years we are into the current expansion, it seems likely that the US will enter a recession in the next few years. Thus, given the time required to finalize and execute on a public-private partnership for a project like this, we want the Council to be sensitive to the need to keep moving the process forward as efficiently as possible so as to get the desired outcomes prior to the next recession.</p>	
<p>Q:</p>	<p>Under the straw poll section:</p> <ul style="list-style-type: none"> a. Do the proposed lane changes to 5th Avenue anticipate removing street parking on 5th Avenue? If so, how far east? b. What is the benefit of altering the North Ave/Washington St. intersection if there isn't parking at the DCM? c. Where is the pedestrian crossing? Is that the pedestrian access that would connect under the tracks roughly at Main Street? d. Could townhomes or row houses on the Kroehler Lot be configured in such a way to assure adequate storm water management for the Park Addition issues? e. If Burlington Square Park were to be altered to accommodate additional commuter drop off, how much land is needed? An additional lane? Or more? f. The Steering Committee recommended reducing the number of housing units significantly (from 400 rental units to 200) – why is that not in the straw poll? g. Where did the reference point for attainable housing at “100% of AMI” come from? <p>As to maximum height – if that is to be asked, might we discuss this per parcel and with a range of heights on each parcel?</p>	<p>Boyd-Obarski</p>
	<ul style="list-style-type: none"> a. It is possible that land changes to 5th Avenue could remove street parking. A more complete parking and traffic analysis is necessary to make formal recommendation. Specific measurement to the east will depend on final intersection design. Such details are finalized with engineering plan preparation at a much later phase. 	<p>Emery</p>

- b. Improvement to the intersection of North Avenue/Washington St. will allow the intersection to operate more efficiently to help ease congestion. An improved intersection will also provide the opportunity to improve pedestrian safety through traffic control.
- c. A specific location of an additional pedestrian crossing is yet to be determined. It is subject to additional study during Phase II and beyond. At this point, City Council input is being requested to determine if an additional crossing should be studied and possibly included on the baseline concept drawing.
- d. It is possible that townhomes or row houses on the Kroehler Lot could be configured to address storm water management for the Park Addition issues. Detailed engineering plans, prepared during a future phase, will confirm the level of improvement to be achieved through careful site design and engineered solutions.
- e. To date, Burlington Square Park has not officially been a part of the scope of the project. As such, an in-depth analysis of this site has not been completed. The Traffic Working Group did have some initial discussion and some rough illustrations were prepared this spring, but the specific details you are requesting require further analysis, including turning movement modeling, commuter drop off demand analysis, and further input from PACE. If the City Council straw poll direction is to allow Ryan Companies to study this area, Phase II will contemplate, in more detail, options for this site to address commuter parking and transit needs.
- f. Council may, if it so chooses, provide direction on the number of housing units now for Ryan's use in preparing the baseline concept. As stated by Ryan Companies during the September City Council meeting, reduction in the number of units is something to be considered more during Phase II and beyond.
- g. The City's Consultant, S.B. Friedman provided the reference point to "100% of AMI". Average Median Income, or AMI, is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.
- h. Yes, that approach can be taken during the meeting at the direction of City Council.

Q:

If the DCM is not included, how many parking spots are proposed

Boyd-Obarski

	for south of the tracks? And where?	
A:	Concept Option B provides a scenario where the DCM is not included. That concept includes 953 parking spaces on the DCM lot and 306 spaces on the Parkview Lot, both of which are south of the tracks. Of this total 1,259 spaces, 715 spaces (57%) were identified as commuter parking spaces.	Emery
Q:	Please provide any citizen written correspondence received.	Boyd-Obarski
	One resident has provided written comment on this agenda item. The correspondence is attached.	Emery

L. ORDINANCES AND RESOLUTIONS:

1. **18-999B** *Pass the ordinance amending Chapter 1 (Building Codes) of Title 5 (Building Regulations) of the Naperville Municipal Code adopting the 2018 International Code Council set of codes, including proposed local amendments.*

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. **18-1001** *Waive the applicable provisions of the Naperville Procurement Code and award Procurement 18-281, Water Utility Automated Meter Infrastructure Business Case and Preliminary Implementation Plan, to West Monroe Partners, LLC for an amount not to exceed \$125,932*

Q:	What is the timeline for implementation of the utility billing component of the ERP?	Boyd-Obarski
A:	ERP utility billing is scheduled to go live first quarter of 2021.	Curran/Mayer
Q:	How does that timeline (projected start date for utility billing through ERP) compare with lead time necessary to get an automated water billing system set up?	Boyd-Obarski
A:	The Utility Billing go live date is driven by the schedule of the automated meter reading system installation. Between now and first quarter 2021, activities include completing the business case, vendor selection and implementation of the AMR/I system. The	Curran/Mayer

	<p>implementation work for the ERP Utility Billing module will work in parallel during some of this implementation timeframe. If the AMR/I implementation was not needed, the Utility Billing module would require an estimated 15-18 months for implementation.</p>	
Q:	<p>As I read the memo, I think you have already made a pretty good “business case” for automated meter reading. What more do you need?</p>	Boyd-Obarski
A:	<p>The costs included within the proposal include three components, Discovery, Business case and Implementation Plan. We will need the discovery and implementation plan phases of the project regardless of whether a business case is completed. Staff has requested scope and pricing from West Monroe for a “lite” version of the business case. The business case will include a review of the current Electric AMI assets and networks, and will help identify the financial and societal benefits associated with the implementation from which we will measure the impact of the program.</p>	Curran/Mayer
Q:	<p>Would it be more efficient to have an RFP for meter reading systems within the parameters that we have (compatible with ERP, compatible with electric utility meters, ability to opt out, etc)?</p>	Boyd-Obarski
A:	<p>If we are able to lessen the scope of the Business Case we could save some time and dollars. However, we will still need the discovery and implementation plan components to complete the project. Currently, the award does not include the vendor evaluation and selection assistance which we were anticipating as a separate award. That funding (\$58,000) could be added into the award now which would provide a seamless transition into working on the RFP for the AMR/I system selection.</p>	Curran/Mayer

2. **18-1032** *Approve the award of Change Order #1 to Contract 15-036, Residential Curbside Recycling Services, to Groot Industries, Inc. for an amount not to exceed \$146,400 and a total award of \$1,396,392*

O. REPORTS AND RECOMMENDATIONS:

1. **18-1005** *Approve the 2018 Goal Update to the City of Naperville's ADA Transition Plan for Public Rights of Way and Sidewalks*

2. **18-1007** *Conduct the first reading of an ordinance amending Section 2-20-2 (Downtown Advisory Commission: Membership) to add a seat to the commission for the Downtown Naperville Alliance.*



Naperville

November 30, 2018

Dear Resident,

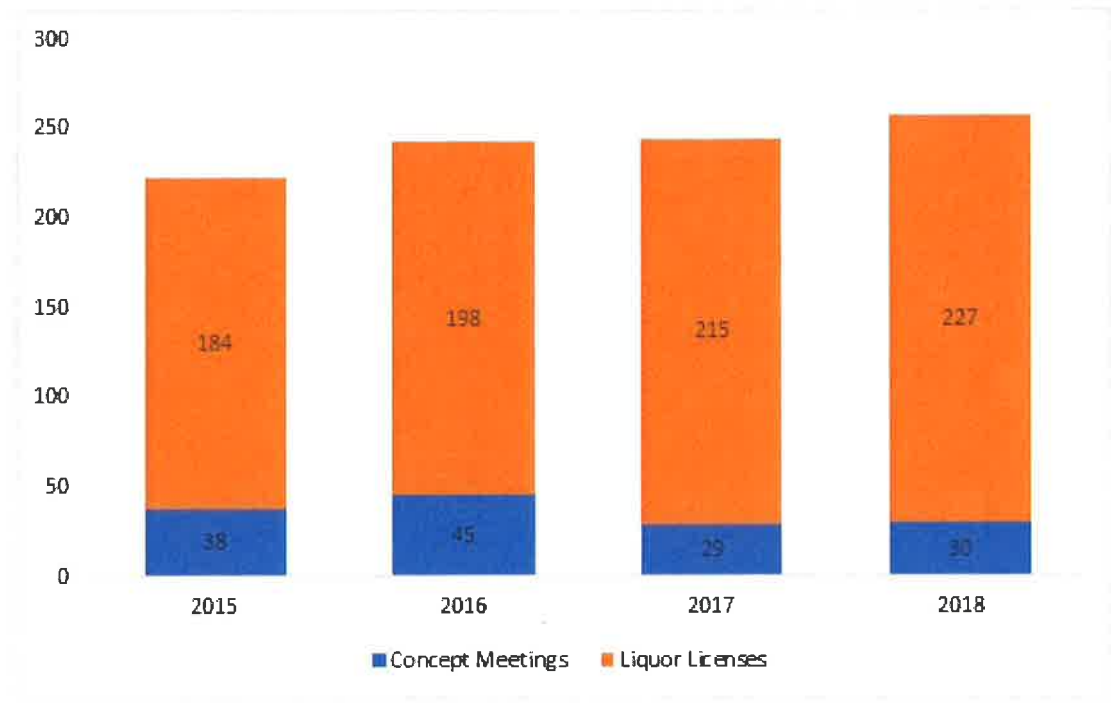
As you may have noticed, water main work on Royal St. George Drive has concluded for the year. Unfortunately, the contractor working on the project encountered setbacks that will require work to be completed in spring, when favorable weather conditions return. We regret this delay and any inconvenience it may cause to residents.

After onsite excavation work began, the contractor hired for the project encountered difficult drilling conditions below ground. The contractor eventually determined that the drilling method, which was chosen to save money and reduce soil disturbance, would not work in the area. Work will begin again in spring using a different method. In the meantime, the Water Utility is working with the Department of Public Works' Forestry Division to evaluate alternatives for installation of the water main without removing trees. The new completion date for the project is May 15, 2019.

Again, we regret the delay and the associated impact to residents. Look for a letter in the Spring with project details. Project information and updates will also be available online at www.naperville.il/us/projects-in-naperville/cc-water. Please feel free to contact me with questions at StraitJ@naperville.il.us or (630) 305-5373.

Sincerely,

Joshua D. Strait, P.E.
Senior Civil-Environmental Engineer
Naperville Water Utilities



	CY18 BUDGET	2019 TENTATIVE	CHANGE (\$)	CHANGE (%)
General Fund				
Business License & Permit	480,950	948,875	467,925	97.3%
Charges for Service	13,388,826	13,704,367	315,541	2.4%
Contributions	210,000	185,000	(25,000)	-11.9%
Fees	931,800	959,810	28,010	3.0%
Fines	1,685,000	1,505,000	(180,000)	-10.7%
Grants	402,200	750,450	348,250	86.6%
Hotel & Motel Tax	1,715,000	1,930,000	215,000	12.5%
Interest & Investment Income	165,000	557,068	392,068	237.6%
Interfund TF (Rev)	3,438,151	4,238,331	800,180	23.3%
Intergovernmental Agreement	1,553,430	1,630,765	77,335	5.0%
Non-Business License & Permit	1,404,000	1,457,500	53,500	3.8%
Other License & Permit	20,000	20,000	-	0.0%
Other Revenue	319,500	185,000	(134,500)	-42.1%
Property Taxes	18,323,569	20,235,567	1,911,998	10.4%
Real Estate Transfer Tax	5,445,000	5,220,000	(225,000)	-4.1%
Rents & Royalties	3,420,050	3,114,550	(305,500)	-8.9%
State Shared Taxes	51,836,000	53,491,700	1,655,700	3.2%
Utility Taxes	16,550,000	15,800,000	(750,000)	-4.5%
General Fund Total	121,288,476	125,933,983	4,645,507	3.8%

Honorable Mayor and Members of the Naperville City Council –

I have reviewed the paperwork for Tuesday night's 5th Avenue Development discussion and want to pass along my comments as a resident of 140 W. 5th Ave, located in the Pilgrim Addition neighborhood. I am working Tuesday night, or else I would voice my comments in person.

The top priority for my family and many of my neighbors continues to be construction of a pedestrian tunnel under the tracks to the west of the Children's Museum property. This tunnel would create a bypass and insulate the Pilgrim Addition from the traffic and other impacts that will come with the scale and density of the project. Other benefits include safer walking routes to Naper and Washington schools, encouraged pedestrian foot traffic to downtown, reduced conflict with commuters in the existing underpass, and increased access to Kendall Park from the residents south of the tracks.

I see that one of the "straw poll" points Tuesday night is "should there be a new pedestrian crossing." Assuming that this is in reference to the tunnel, I respectfully ask for your "yes" vote Tuesday night. With the inclusion of the tunnel, I can live with and support nearly any iteration of this plan. Please keep the tunnel a part of the process moving forward.

My thoughts on the other items:

- I strongly support 6-8 stories for the height of the development. The more vertical the development, the more area is available for public plazas and open areas. Also, density is needed in this development to support as much retail and restaurants as possible. I love the idea of entertainment destinations and fitness centers that are walkable to many. I fear it would be regrettable not to maximize the development potential of this area.
- I have a concern about using Kendall Park for stormwater management. During weekdays (outside of winter) the park is full of kids and sports teams practicing and playing games. It is not uncommon for 4 or 5 different teams to practice in the park at the same time. I fear that standing water and wet grass would hurt the usefulness of the park. I also have a concern since when I built my house the City required me to install stormwater inlets and regrade my lawn to take on water from the park – how would my home be affected if the park is designed to take on more water?
- I don't see a need for more commuter parking. Parking lots will experience less demand in the future with ride-sharing and self-driving cars. In addition, we have excellent Pace circular routes already in place. More parking means more cars, and studies have shown commuters do not typically shop before or after their commute – it's the new residential units that will patronize the new retail and restaurants.
- I oppose west dual turn lanes onto 5th Ave. If you've driven down 5th Avenue when the park is in use you would know why. I snapped the attached photo to show a typical weekday afternoon in the summer (June 27) when both sides of the street are fully parked. Please do not turn this neighborhood park into a main vehicle thoroughfare.
- Lastly, I support a diverse mix of retail, office, and residential units, including the workforce/attainable housing. This allows the development to be open to the many, not the few. The offices would help bring daytime activity to the area.

I continue to be a supporter of this project and this process. I was pleased with the Council's discernment in hiring SB Friedman as a third-party advocate. I am quite familiar with Geoff and his team, and they have a stellar reputation. I am confident they will serve the City well. I know you are hearing

from a number of residents, neighbors, commuters, and businesses with a different viewpoint on each issue – I wish you luck in making the right choices for the whole community along the way. I appreciate that each of you have taken the time to read this email and consider my thoughts and comments as a 30+ year Naperville resident and 5th Avenue stakeholder.

Dan Di Santo

140 W. 5th Ave

RECEIVED VIA EMAIL 11-20-18 at 12:37pm

