



Date: May 15, 2020

To: Village Board of Trustees

From: Michael Braiman, Village Manager
Erik Hallgren, Assistant Village Manager

Subject: Additional Agenda Materials #1 – Agenda, Presentation, and Public Comment

Attached please find the updated agenda with additional information regarding options for public comment, the stormwater credit presentation, and additional public comments received for the May 20, 2020 Village Board Committee of the Whole meeting.



1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091

MEETING NOTICE & AGENDA

COMMITTEE OF THE WHOLE MEETING OF THE VILLAGE BOARD

Village Board Council Chambers – Broadcast only (Village Hall is closed due to the Village President’s Declaration of Local Disaster and Public Health Emergency Order)¹

**May 20, 2020
7 p.m.**

- 1) Call to Order
- 2) Discussion of Stormwater Utility Fee Credits
 - (1) MWRD Detention Credit
 - (2) Institutional/501(c)3 Credit
 - (3) Maximum Cumulative Credit
 - (4) Billing of Non-Single Family Residential Properties
- 3) Public Comment
- 4) Other Business
- 5) Adjournment

**Robert T. Bielinski
Village President**

If you are a person with a disability and need special accommodations to participate in and/or attend any Village public meeting, please notify the Village Manager’s Office at (847) 853-7509 or TDD (847) 853-7634. For additional information please call (847) 853-7511, the Village Clerk’s Office.

¹ This meeting will be held remotely by the President and Board of Trustees. The meeting will be broadcast live at <https://www.youtube.com/user/villageofwilmette/live> and on Channel 6 and then published on the Village’s website. Members of the public may make public comment in advance of the meeting by emailing their comments to publiccomment@wilmette.com or comment may be made during the meeting through YouTube live which will be provided to the Village Board. There is also an option to participate in the meeting via a PC, mobile device or phone. For complete details and instructions on joining or participating in the meeting, please [click here](#).

Stormwater Credit Options

May 20, 2020

Meeting Goals

- Confirm detention credit for properties that have or will have MWRD compliant projects
 - *MSC recommended the Village implement an MWRD detention credit*
- Determine if the Village should offer credits and the value of credits for properties that are Institutional/501(c)(3)
 - *MSC did not make a recommendation for or against the Institutional /501(c)(3) credit; advanced to full Village Board for consideration*
- Determine if there should be a maximum credit value per organization
 - *MSC recommended a maximum credits with value to be determined by Village Board*
- Determine the billing timeline for all NSFR properties

Updates to Credit Assumptions

- Completion of Single-Family Residential (SFR) database and 1st Quarter billing
- Update to the Non-Single Family Residential (NSFR) database by Raftelis and village staff
- Approval of contracts for Phase 1 of the Neighborhood Storage Project
- Update to bond issuance parameters and engagement with new financial advisory firm
- Financial climate change due to COVID-19 pandemic

MWRD Detention Credits

- Applies to NSFR properties
- Applies to previously installed and future detention projects
- Compliant with MWRD watershed management ordinance
- Credit factor is based upon helpfulness ratings (HR)
 - Credit value ranges from 35% to 50%

	Model Assumptions	Projected 2020 Impact
Accounts	35	\$28,927
ERU's	620.90	

Institutional Credit

- Eligible Properties:
 - Must be 501(c)(3) and institutional use
- The credit amount can be set at any level by the Village Board; Staff's analysis ranged from 5% - 50%

	Model Assumptions	Projected 2020 Impact (5%)	Projected 2020 Impact (50%)
Accounts	36	\$3,052	\$30,521
ERU's	573.10		

Maximum Credit

- Entities could qualify for both the MWRD detention credit and Institutional/501(c)(3) credit
- Would cap the total credit value for eligible properties
- Identified 2 accounts eligible for both credits

	Model Assumptions	2020 Bill (Cumulative Credits)	2020 Bill (50% Cap on Credit)	Differential
Accounts	2	\$5,223	\$9,446	\$4,223
ERU's	180.50			

Financial Analysis – *Revenues*

SFR Properties

	2020 Fee	Model Assumptions	Estimated Fee
Tier 1	\$118	1,632	192,576
Tier 2	\$144	4,263	613,872
Tier 3	\$186	2,109	392,274
Totals		8,004	\$1,198,722

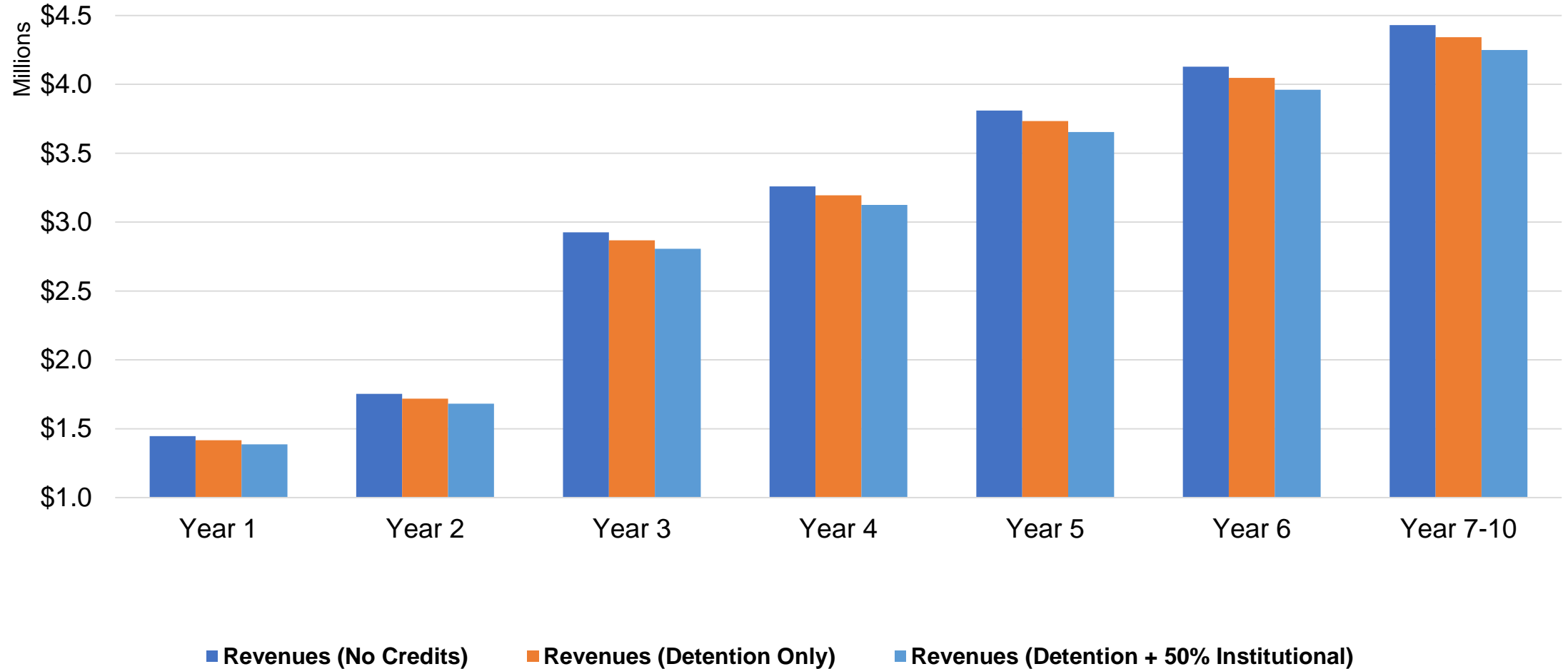
NSFR Properties

	2020 Fee	Model Assumptions	Estimated Fee
Accounts	\$40	877	35,080
ERU's	\$104	2,473	257,192
Totals			\$292,272

2020 Revenues Estimate at \$1,446,264

**3% Loss Collection Factor applied to total revenue projections*

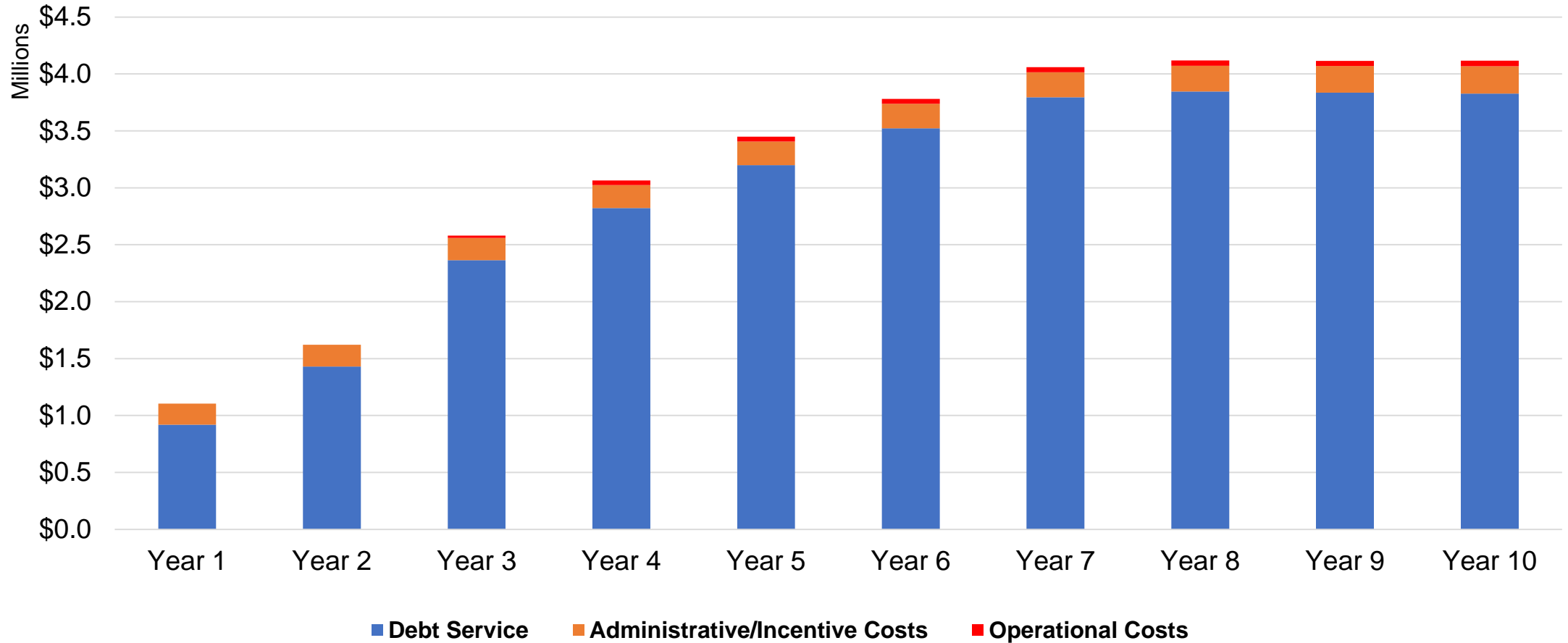
Financial Analysis – *Revenues*



Financial Analysis – *Expenses*

- Operations & Maintenance
 - Operational Pumping costs
- Stormwater Utility Costs
 - Utility Administration (personnel) and stormwater best management practice incentives
- Debt Service
 - \$67.23 million for Neighborhood Storage Project
 - Bond issuances in 2020, 2021, and 2022
 - 30-Year Term with 3.50% Interest Rate

Financial Analysis – *Expenses*



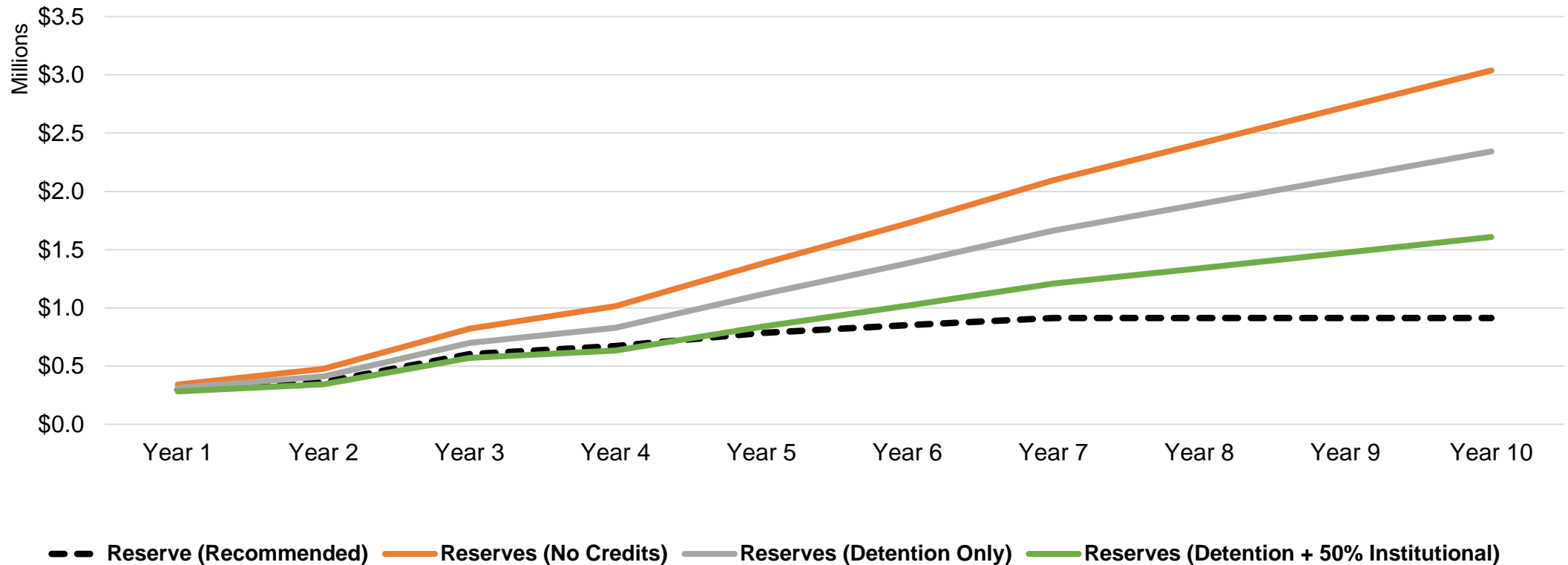
Financial Analysis – 10-Year Reserve Level

Excluding credits

	Reserve Level	Over/(Under) Reserve
Year 10	\$3.04M	\$2.12M

Including max credits

	Reserve Level	Over/(Under) Reserve
Year 10	\$1.61M	\$0.69M



Financial Analysis – *Account Impact*

- Demonstrate the value of the credits per account
 - Take Value of Credits and divided by SFR and NSFR accounts (8,881)

	2020	2021	2022	2023	2024
Detention Credit	28,927	34,798	57,916	64,845	75,708
Rate Value	3.26	3.92	6.52	7.30	8.52
Institutional Credit (50%)	30,521	36,719	61,114	68,422	79,886
Rate Value	3.44	4.13	6.88	7.80	9.00
Total Rate Value	\$6.70	\$8.05	\$13.40	\$15.00	\$17.52
<i>Credit as % of Total Revenues</i>	4.0%	4.0%	3.9%	4.0%	4.0%

Billing Process

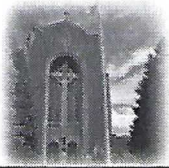
- Confirm NSFR properties be retroactively billed for Q1 and Q2
 - Total value of \$146k (10% of annual fee)
- If retroactively billed, how to bill the retroactive charges
 - Option A – Bill full retroactive value in Q3
 - Option B – Bill 50% of the retroactive value in Q3 and Q4
 - Option C – Spread retroactive value over 2020 and 2021

Impact on Median Bill

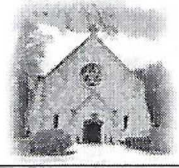
	3 rd Quarter	4 th Quarter	2021	2-Year Total
No Retro Bill	50.30	50.30	243.76	\$ 344
Option A	150.90	50.30	243.76	\$ 445
Option B	100.60	100.60	243.76	\$ 445
Option C	74.16	74.16	296.64	\$ 445

Decision Points Needed

- Confirm detention credit for properties that have or will have MWRD compliant projects
- Determine if the Village should offer credits and the value of credits for properties that are Institutional/501(c)(3)
- Determine if there should be a maximum credit value per organization
- Determine the billing timeline for all NSFR properties



Saints Joseph and Francis Xavier Parish



1747 Lake Avenue

Wilmette, IL 60091

524 Ninth Street

February 11, 2020

Dear President Bielinski and members of the village board of trustees,

Thank you for the time you have devoted to the stormwater fee credit issue. I have attended the recent municipal service committee meetings, but I am unable to attend tonight's meeting. Your efforts with respect to this challenging issue are appreciated.

As the pastor of Saints Joseph and Francis Xavier parish, I request you grant the greatest stormwater fee credit possible to our parish and all 501c3 organizations in Wilmette. My request is supported by the following:

1. An exemption has been granted to public schools. The rationale for this exemption appears, in part, to be a concern that if public schools were charged the stormwater fee, services at schools may be affected. This rationale clearly applies to the private schools in Wilmette. It is fair and appropriate to treat all schools the same.
2. 501c3 groups are organizations that our community wants us to support. These organizations are exempt from real estate taxes because of the value they bring to our communities. Our parish provides education to nearly 700 students. We also provide temporary housing for homeless, emergency services for those having financial need, visitation to homebound, before and after daycare, summer activity programs, teen group meetings, services to those in need at alcohol anonymous meetings, support groups for LOSS (a nondenominational service provided to those affected by a loved one's suicide), disabled adult services and many other services that benefit not just members of our parish but our entire community.
3. Wilmette is a community that thrives because of its many churches, schools and charitable organizations. These organizations provide great value to our community and it is appropriate to recognize this value with a credit against the stormwater fee.

Thank you for your considerations.

Sincerely,

Rev. Wayne F. Watts, Pastor of Saints Joseph and Francis Xavier Parish