COMMITTEE-OF-THE-WHOLE OF THE CITY COUNCIL CITY OF DARIEN JUNE 18, 2012

1. CALL TO ORDER

The Committee-of-the-Whole Meeting of the City Council of the City of Darien was called to order at 6:00 P.M. by Mayor Weaver.

2. Present: Halil Avci John F. Poteraske, Jr.

Tina M. Beilke (arrived 6:05) Ted V. Schauer Joseph A. Marchese Joerg Seifert

Sylvia McIvor

Also in Attendance: Kathleen Moesle Weaver, Mayor

JoAnne E. Ragona, City Clerk Michael J. Coren, City Treasurer Bryon D. Vana, City Administrator Scott Coren, Assistant City Administrator Daniel Gombac, Director of Municipal Services

<u>DECLARATION OF A QUORUM</u> — There being seven Aldermen present, Mayor Weaver declared a quorum.

3. <u>PROPOSED ECONOMIC INCENTIVE WITH CHUCK'S SOUTHERN</u> COMFORT CAFÉ

Administrator Vana reviewed the requested \$300,000 economic incentive from the owners of Chuck's Southern Comfort Café for exterior improvements to the property including concrete work, storm sewer and parking lot paving; and requested direction from the Council to meet with Chuck's staff to put together a written agreement. He added that the City would require security for the grant, and that funds are available from two ditch projects that were budgeted but not authorized.

A discussion took place on securing collateral for the grant. James Pine, owner of Chuck's, advised that the Burbank location has been very successful, and feels confident Darien sales tax will meet projections.

Aldermen Seifert, Avci, Schauer, and Treasurer Coren spoke in favor of the agreement.

Director Gombac advised that the City would act as the General Contractor; the concrete and asphalt vendors have agreed to honor pricing from their previous bids. Mr. Pine added that following the repair work, Chuck's will maintain the property. Director Gombac advised he has received over one-hundred e-mails in support of proposed restaurant.

Mr. Pine advised that if repair costs exceed \$300,000, Chuck's will pay the difference; if the repair costs are lower, they do not expect to receive the additional funds. He noted that in addition to the restaurant, which will serve breakfast, lunch and dinner, there will be a banquet facility, full bar, catering, and a pick up location at the rear of the building; there will be no drive-thru window.

Alderman McIvor requested the amount in the agreement state not-to-exceed \$300,000, and if the property is sold within five years, the grant be repaid to the City. Administrator Vana added that interest rates will be established and the percentage added to the collateral. Mr. Pine had no problem with the recommendations.

Repairs and improvements to the exterior and interior of the building will be done concurrently. A September/October opening date is anticipated.

Direction was given to Staff to work on the agreement for action at the July 16, 2012 City Council Meeting.

4. CAPITAL IMPROVEMENTS PLAN

The draft Capital Improvements Plan for fiscal years ending 04/30/13 to 04/30/15 was reviewed. Alderman Avci felt it was a good plan with a positive approach but would like the guidelines under Section 2.3 to be better defined and be consistent with the City's goals.

Treasurer Coren noted that everything in the plan was subject to change; he found it to be a first step that establishes a three-month operating minimum reserve in the General Fund, and a minimum reserve of \$500,000 in the Capital Projects Fund. It forces project discussions to take place during Goal Setting versus during budget review and establishes parameters for the budget.

Alderman Beilke inquired if the incentive to Chuck's will be paid out of the \$500,000. Administrator Vana advised it could be, but that is not the intention. If desired an Economic Development line item can be established. Treasurer Coren spoke of reserves. Administrator Vana noted that expansion items can be considered only after core projects are funded. Alderman Marchese agreed that core projects are the number one priority. Treasurer Coren explained why it is acceptable if the minimum reserves go below the minimum from time to time. Administrator Vana spoke of the City's excellent cash flow position.

A discussion took place on methods that can be used to determine if residents would be willing to increase taxes to pay for infrastructure improvements. Alderman Marchese noted that residents are unaware of costs for City services; the City receives a small amount from property taxes.

Administrator Vana requested the City Council review the draft project list, and add or delete projects as desired. He noted that funding and its application to the budget is the most important item. There was discussion regarding the budget and how to determine project costs.

Administrator Vana requested comments and/or recommendations to the Capital Improvements Plan be submitted to him.

Mayor Weaver felt the Capital Improvements Plan should be adopted as a policy rather than a resolution. Administrator Vana anticipated that the Final Capital Improvements Plan would be ready for the July 16, 2012 City Council Meeting.

5. **PUBLIC COMMENT**

There were no comments.

6. **ADJOURNMENT**

There being no further business to come before the Committee-of-the-Whole, it was moved by Alderman Marchese and seconded by Alderman Poteraske to adjourn.

Roll Call: Ayes: Avci, Beilke, Marchese, McIvor, Poteraske,

Schauer, Seifert

Nays: None

Absent: None

Results: Ayes 7, Nays 0, Absent 0
MOTION DULY CARRIED

The Committee-of-the-Whole Meeting adjourned at 7:10 P.M.

	Mayor
City Clerk	

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All supporting documentation and report originals of these minutes are on file in the Office of the City Clerk under File Number 06-18-12 Committee-of-the-Whole.