

CITY OF WARRENVILLE  
CITY COUNCIL

Minutes of Regular Meeting  
Held on Monday, August 16, 2021  
At Warrenville City Hall  
28W701 Stafford Place

I. OPENING CEREMONIES

A. Call to Order

Mayor Brummel called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Mayor David Brummel, and Aldermen: Stu Aschauer, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, Robert Wilson, and Bill Weidner

Alderman Jay Anderson attended electronically due to employment purposes.

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Finance Director Kevin Dahlstrand, Community and Economic Development Director Ron Mentzer, Public Works Director Phil Kuchler, Police Chief Ray Turano, Public Works Management Analyst Kristin Youngmeyer, Attorney Brooke Lenneman, and City Clerk Julie Clark

Also Absent: None

C. Pledge of Allegiance

Mayor Brummel led the Pledge of Allegiance.

D. Oath of Office Administered to City Treasurer Ann Behrens

Ann Behrens was unable to attend.

E. EMA Presentation on Tornado Alerts

Warrenville Emergency Management Agency Coordinator (EMAC) Spain, gave a presentation explaining the difference between an emergency weather watch and an emergency weather warning. An emergency weather watch is issued when conditions are favorable, and an emergency weather warning is issued when hazardous weather is occurring, or has been spotted. EMAC Spain also explained the extensive collaboration of research and sources that are consulted prior to setting off the sirens. Alderman Davolos asked if once a citizen stops hearing the siren sequence for more than five minutes, they can assume the worst dangers are over. EMAC Spain agreed, and said the best place for real time weather updates is the weather channel. Alderman Wilson shared that his family cottage, where they do not have early warning storm services, sustained extensive damage. He wanted to share

how lucky Warrenville is to have it. He added, if anyone hears the siren, do not take it lightly, seek shelter. Mr. Spain added that there is a financial cost associated with the emergency storm warning system.

## II. CITIZENS COMMENTS

Bob Siebert, Albright Court, expressed his concerns on meeting transparency and asked that council follow the Open Meetings Act.

## III. OFFICIALS AND STAFF COMMENTS

### A. Mayor

Mayor Brummel explained that the previous Monday night's Public Works and Infrastructure Committee of the Whole meeting was cancelled due to a tornado warning, and all items for discussion from that meeting were transferred to tonight's City Council meeting agenda.

Mayor Brummel also mentioned this year's Special Olympics Illinois Coffee for Champions event (formerly known as Cop on a Rooftop) will be held Friday, August 20, from 5:00 a.m. – 12:00 p.m., at both local Dunkin' locations. Warrenville Police Officers will be stationed outside each location ready to accept donations on behalf of Special Olympics Illinois.

### B. Clerk

No report

### C. Treasurer

No report

### D. Aldermen

Alderman Goodman thanked those responsible for Summer Daze.

Alderman Andersen echoed the gratitude and shared that this was his first time attending Summer Daze, and he and his family and friends enjoyed it.

### E. City Administrator (CA) Coakley

CA Coakley shared that DuPage County is in the red zone again with COVID-19 cases along with most of the country. He encouraged those who are able to get vaccinated.

### F. City Attorney

Attorney Brooke Lenneman spoke about the 16<sup>th</sup> Biennial Elrod Friedman Seminar for Local Government Officials, which is a two-part event. The first component is virtual and available to anyone interested. The second part will be from 10 a.m. – 5 p.m. on Friday, November 5, 2021. This will be downtown at the Elrod Friedman offices, located in the Reid Murdoch Center on the Chicago River.

IV. APPROVAL OF AGENDA

Alderman Weidner made a motion, seconded by Alderman Davolos, to approve the agenda for the August 16, 2021, City Council regular meeting.

MOTION ADOPTED VIA VOICE VOTE

V. APPROVAL OF MINUTES

Alderman Weidner made a motion, seconded by Alderman Goodman, to approve the minutes of the August 2, 2021, City Council regular meeting. Prior to the voice vote, Alderman Wilson recused himself, because he was absent from the meeting being voted on.

MOTION ADOPTED VIA VOICE VOTE

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept Staff recommendation, waive second reading, and pass ordinance O2021-33, amending the Authorized Strength Ordinance to add the Assistant Community Development Director position and remove the Senior Planner position
- B. Accept Mayor Brummel’s recommendation and approve the appointment of Erin Schultz to fill the Plan Commission Ward 3 vacancy for a term expiring January 4, 2026
- C. Receive and file minutes of the Police Pension Board meeting held on April 27, 2021
- D. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on May 11, 2021
- E. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on June 8, 2021
- F. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission meeting held on July 13, 2021
- G. Receive and file report of invoices paid up to August 11, 2021, in the amount of \$36,744.86
- H. Authorize expenditures for invoices due on or before September 6, 2021, in the amount of \$134,986.10
- I. Receive and file report of Master Debit Card Expenditures for the month of July 2021, in the amount of \$10,126.34

Alderman Weidner made a motion, seconded by Alderman Davolos, to approve the Consent Agenda items as read.

## ROLL CALL VOTE:

Aye: Alderman: Anderson, Krischel, Davolos, Weidner, Aschauer, Wilson, Barry, and Goodman

Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

- A. Accept the Capital Maintenance and Replacement Plan workgroup recommendation and approve the updated Capital Maintenance and Replacement Plan (CMRP)

Discussion:

Public Works Director (PWD) Kuchler gave an explanation of the CMRP updates and the reason for reconvening the workgroup and coming up with the current recommendations. There has been a flat growth to the fund since its original approval in September 2011, and the absence of an annual escalator has led to an annual shortfall of \$881,718.

Alderman Weidner and Alderman Krischel, who served on the CMRP workgroup alongside staff, were also given a chance to comment on the plan. Alderman Weidner stated that these have all been reasonable and creative solutions to provide the necessary funds for the CMRP to provide funding into the future. Alderman Krischel stated that every option and possibility were explored to find the solutions presented.

Council members responded they appreciate all the work from staff and the workgroup to bring this plan forward.

Alderman Barry made a motion, seconded by Alderman Goodman, to accept the Capital Maintenance and Replacement Plan workgroup recommendation and approve the updated Capital Maintenance and Replacement Plan.

## ROLL CALL VOTE:

Aye: Alderman: Weidner, Aschauer, Anderson, Barry, Davolos, Krischel, Goodman, and Wilson

Nay: None

MOTION ADOPTED

- B. Accept the Long Range Financial Planning and Capital Maintenance and Replacement Plan workgroups' recommendation and authorize staff to include in future budgets, increases in the annual transfers from the Hotel Tax Fund to the Capital Maintenance and Replacement Fund to \$350,000 for FY 2023 and \$400,000 for FY 2024 and beyond

Discussion:

Finance Director (FD) Dahlstrand explained that this item was looked at by the CMRP and Long Range Financial Planning groups to increase the Hotel Tax Fund

contribution into the CMRP budget, and that if trends continue, the numbers should be back to what they were in 2018.

Council also discussed the option of excess property taxes as a funding source. FD Dahlstrand said that can be considered in the future. The other future source will be cannabis sales revenue, which will go to the CMRP fund.

Alderman Weidner made a motion, seconded by Alderman Wilson to accept the Long Range Financial Planning and Capital Maintenance and Replacement Plan workgroups' recommendation and authorize staff to include in future budgets, increases in the annual transfers from the Hotel Tax Fund to the Capital Maintenance and Replacement Fund to \$350,000 for FY 2023 and \$400,000 for FY 2024 and beyond.

ROLL CALL VOTE:

Aye: Alderman: Krischel, Goodman, Wilson, Anderson, Weidner, Aschauer, Davolos, and Barry

Nay: None

MOTION ADOPTED

- C. Accept the Long Range Financial Planning and Capital Maintenance and Replacement Plan workgroup's recommendation and direct staff to work with the City Attorney to prepare an ordinance to increase the City's Local Motor Fuel Tax from four (4) cents per gallon to six (6) cents per gallon to support annual capital maintenance and replacement work

Discussion:

Some of council stated concerns that as more electric cars are purchased this would become a less stable source of funding. It was stated that this was not meant to fill the entire funding gap, but rather be a contributing factor. Another consideration was that the large heavy use vehicles from industry would be helping fund the roads they are using as the gas stations are close to the warehouses.

Alderman Goodman made a motion, seconded by Alderman Barry to accept the Long Range Financial Planning and Capital Maintenance and Replacement Plan workgroups' recommendation and direct staff to work with the City Attorney to prepare an ordinance to increase the City's Local Motor Fuel Tax from four (4) cents per gallon to six (6) cents per gallon to support annual capital maintenance and replacement work.

ROLL CALL VOTE:

Aye: Alderman: Davolos, Barry, Goodman, Aschauer, Anderson, Weidner, Wilson, and Krischel

Nay: None

MOTION ADOPTED

- D. Accept the Long Range Financial Planning work group recommendation and direct staff to continue accounting for the allocations of state shared per capita cannabis

revenue in the General Fund, and to bring forward a recommendation on the potential redirection of state shared per capita cannabis allocations to the Capital Maintenance and Replacement fund if a recreational cannabis business opens within the City

Discussion:

FD Dahlstrand stated that the current state share from cannabis sales, which is about \$20,000, is allocated to the general fund. When and if a cannabis business opens in Warrentville, he concurred with the recommendation that those funds, along with the state share, would then be allocated to the CMRP.

Alderman Goodman made a motion, seconded by Alderman Weidner to accept the Long Range Financial Planning work group recommendation and direct staff to continue accounting for the allocations of state shared per capita cannabis revenue in the General Fund, and to bring forward a recommendation on the potential redirection of state shared per capita cannabis allocations to the Capital Maintenance and Replacement fund if a recreational cannabis business opens within the City.

ROLL CALL VOTE:

Aye: Alderman: Goodman, Anderson, Weidner, Wilson, Krischel, Barry, Aschauer, and Davolos

Nay: None

MOTION ADOPTED

- E. Accept staff recommendation and direct staff to work with the City Attorney to revise the draft ordinance as directed by the City Council majority to allow video gaming, create a new liquor license classification with local restrictions, and present the revised ordinance at the September 7, 2021, City Council meeting

Discussion:

Several Alderman offered their reasons why they would vote for, or against, video gaming. Some felt it was not a good choice for Warrentville, while others said it was a choice tax that people can choose to participate in, and that some businesses may need this to help their business.

Alderman Barry made a motion, seconded by Alderman Aschauer to accept staff recommendation and direct staff to work with the City Attorney to revise the draft ordinance as directed by the City Council majority to allow video gaming, create a new liquor license classification with local restrictions, and present the revised ordinance at the September 7, 2021, City Council meeting.

ROLL CALL VOTE:

Aye: Alderman: Wilson, Barry, Krischel, Anderson, Weidner, and Aschauer

Nay: Davolos and Goodman

MOTION ADOPTED

Mayor Brummel asked for a consensus on key decisions to find consensus on video gaming

- i) Alderman Aschauer made a motion, seconded by Alderman Barry to reduce the proposed initial fee for a class V liquor license from \$2,000 to \$1,000.

Discussion:

Clarification was requested whether this change was just a license fee to have the machines or per machine was requested. Attorney Lenneman said this is just to have video gaming.

ROLL CALL VOTE:

Aye: Alderman: Anderson, Krischel, Davolos, Aschauer, and Barry  
Nay: Weidner, Wilson, and Goodman MOTION ADOPTED

- ii) Alderman Aschauer made a motion, seconded by Alderman Krischel to amend the proposed renewal fee for a class V liquor license from \$2,000 to \$1,000.

Discussion:

One point made was this lower fee may be counterintuitive to raising funds for the CMRP. There was a question about how this fee compared to surrounding towns. Staff confirmed it is comparable. Another comment was a business owner would know after the first year if video gaming was profitable enough to justify the renewal fee. Whereas another viewpoint raised that the lower fee would allow the business owner to take the savings on renewal fee and reinvest it into a new terminal that may also generate more income.

ROLL CALL VOTE:

Aye: Alderman: Aschauer, and Krischel  
Nay: Weidner, Anderson, Barry, Davolos, Goodman, and Wilson MOTION FAILED

- iii) Mayor Brummel asked for a consensus in favor of the terminal operator paying 100% of the annual video gaming terminal license fee.

Discussion:

After discussion, it was determined no motion was needed because there was no change to how the ordinance was written.

- iv) Mayor Brummel asked for a consensus in favor of the terminal licensing fees being lower in the initial year, and then increased to \$1,000 annually in subsequent years.

Discussion:

After discussion it was determined no motion was needed because there was no change to how the ordinance was written.

- v) Mayor Brummel asked for a consensus in favor of allowing non-food serving establishments to be eligible to apply for a class V liquor license, and thereby eligible to have video gaming.

Discussion:

After discussion on what constituted food service, it was decided to amend the ordinance to not preclude any business currently interested in the class V license.

ROLL CALL VOTE:

Aye: Alderman: Wilson, Davolos, Goodman, Anderson, and Weidner  
Nay: Barry, Krischel, and Aschauer MOTION ADOPTED

- vi) Mayor Brummel asked for a consensus in favor of not allowing movie theaters to be eligible for a class V liquor license.

Discussion:

Alderman Goodman made a motion, seconded by Alderman Barry to change the ordinance to make movie theaters ineligible for a class V liquor license.

ROLL CALL VOTE:

Aye: Alderman: Aschauer, Weidner, Anderson, Goodman, Barry, Davolos, and Wilson  
Nay: Krischel MOTION ADOPTED

- F. Review and file Public Works Department FY 2022 work program and decision package status report

Alderman Goodman asked for clarification about the I/I contracts, which were listed as waiting to be signed. PWD Kuchler replied these are construction contracts. The ones signed in the spring were engineering contracts.

- G. Accept staff recommendation and adopt the COVID-19 Mitigation Plan

Alderman Goodman made a motion, seconded by Alderman Barry to accept staff recommendation and adopt the COVID-19 Mitigation Plan

ROLL CALL VOTE:

Aye: Alderman: Goodman, Barry, Aschauer, Anderson, Weidner, Krischel, Wilson, and Davolos  
Nay: None MOTION ADOPTED



VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

Mayor Brummel recapped the Elrod Friedman Seminar, saying he and CA Coakley would be attending and encouraged others to attend as well. CA Coakley stated that Senior staff also will be attending.

X. CLOSED SESSION

XI. ADJOURN

Alderman Wilson made a motion, seconded by Alderman Davolos to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 9:36 p.m.

Approved: \_\_\_\_\_ September 7, 2021

  
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Julie Clark, City Clerk