

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held on Monday, January 18, 2021
At the Warrenville City Hall and Virtually
28W701 Stafford Place

In accordance with social distancing requirements, Governor Pritzker's Executive Orders 2020-43 and 2020-44, and Section 7(e) of the Illinois Open Meetings Act (see Public Act 1010640), this meeting was held virtually.

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, Ald. Jay Anderson, Stu Aschauer, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, Bill Weidner, and Robert Wilson

Absent: None

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Finance Director Kevin Dahlstrand, Community and Economic Development Director Ron Mentzer, Deputy Public Works Director Phil Kuchler, Police Chief Ray Turano, Treasurer Larry Brenner, Attorney Brooke Lenneman, and City Clerk Emily Larson

Also Absent: None

C. Pledge of Allegiance

II. CITIZENS COMMENTS

Bob Siebert, Albright Court, said the current stormwater drainage system on the Everton development is flooding his property.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Congratulations

Mayor Brummel congratulated Administrative Assistant Debra Swinden for receiving the employee Recognition of Excellence Award for her extraordinary dedication and service to the residents and staff of the City.

Former Citgo Gas Station

Mayor Brummel announced the City's contractor has installed temporary fencing around the perimeter of the former Citgo property and removed the four underground storage tanks, gas pumps, and contaminated soil. He said there are currently no plans for the property.

Martin Luther King, Jr. Day

Mayor Brummel announced that he was happy to announce on Martin Luther King, Jr.'s, birthday that the City has formed a new commission, "Inclusion, Diversity, Equity, and Awareness Commission" and thanked those who have volunteered.

B. Clerk

No report

C. Treasurer

No report

D. Aldermen

Thank You

Ald. Anderson thanked those who have volunteered for the Inclusion, Diversity, Equity, and Awareness Commission.

Thank you

Ald. Aschauer thanked those who have volunteered for the Inclusion, Diversity, Equity, and Awareness Commission.

Martin Luther King, Jr. Day

Ald. Barry said she also has a dream that we will all encourage everyone to practice equality and the sharing of ideas, starting on January 20, 2021.

Thank you

Ald. Davolos thanked the Public Works Department for quickly cleaning snow off the streets during the last storm.

Martin Luther King, Jr. Day

Ald. Goodman encouraged residents to serve their community and to take action when they see someone in need.

National Light a Candle Day

Ald. Goodman encouraged everyone to light a candle on January 19 to honor those who have lost their lives during the pandemic.

Thank You

Ald. Weidner thanked those who have volunteered for the Inclusion, Diversity, Equity, and Awareness Commission.

COVID-19 Vaccinations

Chief Turano announced that persons in the COVID-19 vaccination group 1b will receive the vaccine starting next week. He urged everyone to keep vigilant and wash hands, wear masks, and keep a safe distance so that we can move into Tier 1 mitigations.

Fourth of July

Mayor Brummel said the Fourth of July Committee continues to meet in the hopes of having a celebration again.

Condolences

Ald. Weidner extended his condolence to Chief Turano on the death of his sister.

E. Administrator

City Administrator Coakley announced that Illinois Region 8 has moved out of Tier 3 and into Tier 2 mitigations. He said this does not include indoor dining yet, but does include organized group recreation activities.

F. Attorney

No report.

IV. APPROVAL OF AGENDA

Items to be removed from the Consent Agenda for discussion:

VI. D. Removed by Ald. Anderson for discussion

VI. E. Removed by Ald. Krischel for discussion

VI. F. Removed by Ald. Goodman for discussion

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve the items on the agenda for the January 4, 2021, City Council regular meeting, as amended.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

V. APPROVAL OF MINUTES

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve:

Correction to the minutes:

- V. A. Replace Tom's Market with Target Super Store
- V. A. Approve minutes of January 4, 2021, City Council Regular Meeting
- V. B. Approve minutes of January 11, 2021, Community Development Committee of the Whole meeting

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Waive second reading and pass ordinance O2021-02, amending the Warrenville City Code regarding the appointment and removal of the Director of Public Works/Superintendent of Streets
- B. Accept Mayor Brummel's recommendation and pass resolution R2021-03, extending the duration of the March 16, 2020, Declaration of Emergency until the adjournment of the next regular, special, or emergency meeting of the City Council
- C. Accept Senior Civil Engineer Hocking's recommendation and pass resolution R2021-04, approving the reduction of the public improvements security bond for the Lexington Trace project
- D. Removed by Ald. Anderson for discussion
- E. Removed by Ald. Krischel for discussion
- F. Removed by Ald. Goodman for discussion
- G. Accept Community Development Committee recommendation and accept the proposal to amend the Warren Tavern FY 2021 funding to include the additional expense of \$766 for foundation repair to the Warren Tavern
- H. Accept Community Development Committee recommendation and include the Illinois Prairie Path Founders Memorial Display Improvements in the City's Trailhead Project and direct staff to work with the City Attorney to draft a 50percent cost sharing agreement between the City and the Illinois Prairie Path Not-for-profit Corporation for the design and construction of those improvements

- I. Accept Mayor Brummel's recommendation and approve the appointment of Amy Krischel, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2024
- J. Accept Mayor Brummel's recommendation and approve the appointment of Carrie Leonard, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2022
- K. Accept Mayor Brummel's recommendation and approve the appointment of Elizabeth Dudak, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2024
- L. Accept Mayor Brummel's recommendation and approve the appointment of Mike Jarmus, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2023
- M. Accept Mayor Brummel's recommendation and approve the appointment of Sara Phalen, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2023
- N. Accept Mayor Brummel's recommendation and approve the appointment of Jimmi Rai, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2024
- O. Accept Mayor Brummel's recommendation and approve the appointment of Christine Avila, to fill the Inclusion, Diversity, Equity, and Awareness Commission vacancy for a term expiring April 30, 2022
- P. Accept Mayor Brummel's recommendation and approve the appointment of Elizabeth Dudak, as Chairman of the Inclusion, Diversity, Equity, and Awareness Commission for a term expiring April 30, 2022
- Q. Receive and file minutes of the Tourism and Arts Commission meeting held on November 12, 2020
- R. Receive and file minutes of the Tourism and Arts Commission meeting held on November 24, 2020
- S. Receive and file minutes of the Plan Commission and Zoning Board of Appeals meeting held on January 7, 2021
- T. Receive and file report of invoices paid up to January 13, 2021, in the amount of \$136,706.70

- U. Authorize expenditures for invoices due on or before February 1, 2021, in the amount of \$189,903.28
- V. Receive and file report of Master Debit Card Expenditures for the month of December 2020, in the amount of \$5,389.16

ALD WEIDNER MOVED, second by Ald. Davolos, to approve the items on the Consent Agenda.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

D. Summerlakes Stormwater Detention Pond Project

ALD. WIEDNER MOVED, second by Ald. Goodman, to accept Senior Civil Engineer Hocking’s recommendation and pass resolution R2021-05, approving the reimbursement and indemnification agreement for the Summerlakes HOA’s stormwater detention pond stabilization project.

Discussion: Ald. Anderson thanked the Summerlakes Homeowners Association for stepping up and stabilizing the banks of the Summerlakes Pond. He noted the City is using the permit fees in lieu of Detention Fund in the amount of \$5,000 for reimbursement. He asked where did the \$5,000 value come from. He also asked what is the balance in this fund.

Director Mentzer said the Summerlakes Homeowners Association’s request was for between \$2,500 and \$2,700. He noted there is no direct rational between the \$5,000 amount and because this is a small percentage of the project, the Council felt this was a reasonable request, given the benefits to the property and the regional benefits to the storm water detention facility in Summerlakes. He said the City collected \$50,000 fee from Walgreens on Route 59 and Batavia Road in lieu of detention, as an example. The Summerlakes request is specific to the watershed improvements. He noted that the Citgo demolition is also a good use of this fund, because it benefits the DuPage water shed corridor.

Ald. Anderson said then the fund should have consistent amounts for distribution if not principle based.

Ald. Goodman agreed and said there are many HOA’s that might have similar requests in the future.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

E. Non-union Employee Increase

ALD. DAVOLOS MOVED, second by Ald. Anderson, to accept staff recommendation and authorize a 1% merit increase for full-time, nonunion employees, and a one-time \$100 merit bonus for part-time, non-union employees as outlined in staff's January 13, 2021, memorandum.

Discussion: Ald. Krischel said he is not against the motion and supports the employees, but is concerned that this does not represent all classes of employees and will be voting no on the motion.

Ald. Wilson said this is a good effort on the City's part to support the non-union employees.

Ald. Aschauer said he agrees with the motion and appreciates the negotiators efforts.

Ald. Goodman said she agrees with the motion but is concerned there might be staff layoffs.

Assistant City Administrator White noted this motion tries to be equitable between all groups. The IBEW union has a merit bonus based on performance, which was paid out this year. She said staff's concern is with the revenue losses and this will continue to be evaluated. She noted staff also watches other municipalities to evaluate their compensation programs.

City Administrator Coakley stated that, as promised in the spring of 2020, staff reviewed the City's financial condition in November and determined that it was not as bad as had been originally predicted. While the City is still in a difficult fiscal situation, staff is recommending the one percent merit increase only for the last six months of the fiscal year, not the entire 12 months. He noted that it would help keep the non-union employees somewhat comparable with the union employees, who received merit bonuses or step increases. Further, most of the communities that the City uses for employee compensation benchmarks gave regular increases this year. Giving the one percent increase will help the City to remain competitive as an employer and reduce the amount that it would need to play catch up in the future years should it fall too far behind. He concluded, noting that the City Administrator, Assistant City Administrator, and the four department heads excluded themselves from this recommendation and would not receive the increase.

ROLL CALL VOTE:

Aye: Ald. Wilson, Anderson, Barry, Goodman, Davolos, Weidner, and Aschauer

Nay: Ald. Krischel

MOTION ADOPTED

F. Parking Variations 28W265 Warrenville Road

ALD. DAVOLOS MOVED, second by Ald. Aschauer, to accept Plan Commission and Zoning Board of Appeals recommendations and direct the City Attorney to prepare two ordinances approving a Special Use Permit for open sales lot and parking variations at 28W265 Warrenville Road.

Discussion: Ald. Goodman said Plan Commissioner Miller sent an email to the Council stating his objections to the four angled parking spaces in the front of the building at 28W265 Warrenville Road. He said that would require vehicles to drive over the curb to get to these spaces. He is recommending reducing the number of parking spaces to 18 for safety reasons. Ald. Goodman said the Council should consider his recommendations. She said putting four angled spaces there is unsafe whether there is a curb cut or not.

Director Mentzer said staff does not have any objections to reducing the number of spaces to 18 and does not recall ever seeing any vehicle parked at an angle in front of the building, rather they are parallel parking spaces.

ALD. GOODMAN MOVED, second by Ald. Barry, to amend the motions to reflect 18 parking spaces and two parallel spaces in place of the four angled parking spaces on that property.

Director Mentzer clarified that this change would not affect the business and that 18 spaces is a reasonable request.

Ald. Krischel asked if the angled spaces are for display vehicles and not for vehicles coming and going. Director Mentzer said the Plan Commission recommended there be seven spaces on the east side of the building for display vehicles and two parallel space in the front of the building for employees and small delivery trucks.

Ald. Krischel said, then reducing the number of spaces would not reduce the number of display spaces. Director Mentzer said that is correct.

Ald. Weidner said he is in favor of the amendment because it improves the safety of drivers and would not harm the business.

Ald. Anderson noted exhibit C shows four angled parking spaces in the rear of the building and has he some concerns for the customers parking in the lot.

Mayor Brummel called on the petitioner and she had no comment.

Ald. Barry said if four spaces are removed (exhibit C), where are the other 23 spaces. Director Mentzer said the amendment removes and replaces the four angled spaces from the two parallel spaces.

Mayor Brummel asked what was the Plan Commission’s rationale for these changes. Director Mentzer said people do not park on an angle on this lot, and these changes would not be a problem for the business.

Attorney Lenneman noted the benefit of the four spaces would reduce the extent of the variance being granted.

ROLL CALL ON THE AMENDMENT TO THE ORIGINAL MOTION:

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

Nay: None MOTION ADOPTED

ROLL CALL VOTE ON ORIGINAL MOTION:

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

Nay: None MOTION ADOPTED

VII. REGULAR AGENDA

A. Inclusion, Diversity, Equity, and Awareness Commission

ALD. GOODMAN MOVED, second by Ald. Wilson, to accept Mayor Brummel’s recommendation and approve the appointment of Alderman Weidner to serve as City Council Liaison to the Inclusion, Diversity, Equity, and Awareness Commission.

Discussion: Ald. Davolos said she is very impressed with resumes of the volunteers for this new commission.

Ald. Goodman thanked Ald. Weidner for coming up with the idea for this commission.

Ald. Weidner said he is looking forward to working with the commissioners and formulating a mission and vision.

Mayor Brummel thanked Ald. Weidner and wished the commission much success.

ROLL CALL VOTE:

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

Nay: None MOTION ADOPTED

B. FY 2021 Financial Update and Discussion

City Administrator Coakley said the market sensitive revenues continue to fluxuate and staff is planning ahead for next year’s revenues in order to develop the long-range revenue projections.

Finance Director Dahlstrand said noted there is an overall \$15,000 improvement over all funds. The overall projected FY 21 Budget revenue losses are \$1.9 million.

City Administrator Coakley said part of the increase in revenues is due to the \$682,000 received from the CARES Act. Additionally, the reductions in spending and project delays has helped over all.

Mayor Brummel noted that not all of our revenues are jeopardy. He said two thirds of the revenue remains steady and the rest will return.

Ald. Goodman asked what should the City worry about. City Administrator Coakley said the biggest concern is in the Hotel Tax fund. He said this fund supports the Capital Maintenance and Replacement Fund, and provides for community events. He said with business travel down, this fund is down by 70 percent.

Finance Director Dahlstrand said staff needs to continue to review the CMRP and there also are specific concern regarding the closed restaurants.

City Administrator Coakley noted that revenue from the newly opened gas station and Culvers helped, and some of the restaurants continue to stay open with takeout and delivery only.

Ald. Goodman said she is concerned with the loss in sales tax revenue.

Ald. Krischel said the list of FY 2021 expenditure reductions will help the City stay the course. He noted that the return to Tier 2 will help increase revenues.

Ald. Weidner said the staff needs to communicate with event planners and let them know they have the support of the City. He said we need to continue to come up with ideas for new revenue.

Ald. Barry said the Tourism and Arts Commission will present the Hotel Tax grant applications in early February. and the Council will have to discuss the funding and possible cuts to events.

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. CLOSED SESSION

None

XI. ADJOURN

ALD. DAVALOS MOVED, second by Ald. Aschauer, to adjourn.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

The regular Council meeting adjourned at 8:25 p.m.

Approved: February 1, 2021

Emily J. Larson, City Clerk