

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Meeting
Held virtually on Monday, March 15, 2021
At the Warrenville City Hall
29W701 Stafford Place

In accordance with Governor Pritzker's Disaster Proclamation, Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and a determination by the Mayor of the City of Warrenville, this meeting was held virtually.

I. OPENING CEREMONIES

A. Call to Order

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, Public Works Director Phil Kuchler, Police Chief Ray Turano, Treasurer Larry Brenner, Attorney Brooke Lenneman, and City Clerk Emily Larson

Also Absent: None

B. Pledge of Allegiance

C. CITIZENS COMMENTS

Bob Siebert, Albright Court, commented on the proposed improvements to the public property located adjacent to the east end of Stafford Place. He said the estimate of \$200-300 is incorrect and the planning should be done before the Council votes on it tonight.

Sheila Wakely, Amber Lane, said it is a challenge to navigate City meetings with the new virtual format and feels residents are not being given enough opportunities to view documents or make comments at meetings.

George Wensum, Amber Lane, said, in his opinion, the budget impact for the improvements to the end of Stafford Place seem to be low. He said speakers should be able to ask questions after the Council has had the discussion on issues, not before without knowing the thoughts of staff and the Council.

Monica Lefever, owner of Evolet Eve Wine Shop, said change is hard but she feels the changes to the property will help the whole community, not just her business.

Mayor Brummel noted that residents may ask questions during Committee of the Whole meetings at the time the item is being discussed, then there is a second opportunity to ask question at the next Council meeting.

Sheila Wakely stated the City has always been very helpful but it would be better if citizens could receive information on an item in a timelier manner, then citizens comments could speak after the elected officials have their discussion on an item.

Mayor Brummel reiterated that citizens have an unlimited amount of time to ask questions on an item at the time it is being discussed as an agenda item at the committee meetings. There is another opportunity to make a comment on an item during Citizens comments at a City Council meeting.

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

American Rescue Plan (ARP)

Mayor Brummel announced that the City might receive approximately \$1.6 million from the ARP. He noted that there are spending guidelines which the City must meet and the money would be received in two segments through the State of Illinois.

B. Clerk

No report

C. Treasurer

No report

D. Aldermen

Citizens Comments

Ald. Davolos stated that the recent budget meeting would have been a good opportunity for residents to find out what is being done in the City. She noted that residents have every opportunity to listen to every meeting conducted at City Hall. She said the votes taken tonight have been discussed at many meetings and while COVID-19 has made it difficult to meet in person, staff has posted every meeting and every document on the City's website so that residents can be made aware of what is going on in the City.

CoffeeCon

Ald. Davolos attended the CoffeeCon virtually last week and was pleased by the way Warrenville was highlighted. There were interviews with residents and beautiful pictures from around the City. She thanked the Tourism and Arts Commission and Pat and Kevin Sinnott for sponsoring this event.

April 6 Election

Ald. Goodman encouraged residents to vote on April 6, 2021, either by mail or in person. She noted that residents may also register to vote on April 6, 2021.

F. Administrator

COVID-19 Update

City Administrator Coakley said the Region 8 positivity rate decreased from 3.8 percent to 3.7 percent and the ICU bed availability remained at 32 percent. Further information is available on the DuPage County website.

COVID-19 Vaccine

City Administrator Coakley encouraged everyone to do some research to find locations and times to get the COVID-19 vaccine. More information can be found on the DuPage County Health Department s website.

G. Attorney

No report

IV. APPROVAL OF AGENDA

Items to be removed for discussion:

VI. I. Removed by Ald. Davolos for discussion

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the Agenda for the March 15, 2021, City Council regular meeting, as amended.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

V. APPROVAL OF MINUTES

Correction to the March 1, 2021, minutes: remove “working with the EAC” on page 3, paragraph one under discussion.

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

A. Minutes of the March 1, 2021, City Council regular meeting, as amended

B. Minutes of the March 8, 2021, Community Development Committee meeting

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept staff's recommendation, waive second reading, and pass ordinance O2021-07, adopting a revised Zoning District Map 2021-2022 for the City of Warrenville
- B. Accept Community Development Committee recommendation, waive second reading and pass ordinance O2021-08, approving the MnuK Final Plat of Subdivision
- C. Accept Community Development Committee recommendation and pass resolution R2021-14, approving the Subdivision Public Improvement Agreement and Covenant associated with the proposed MnuK's Plat of Subdivision
- D. Accept Mayor Brummel's recommendation and pass resolution R2021-15, 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
- E. Accept Community Development Committee recommendation and pass resolution R2021-16, approving the revised lease agreement with DuPage County for Local Illinois Prairie Path Trailhead Project Improvements
- F. Accept Staff recommendation and pass resolution R2021-17, approving an agreement with Illinois Prairie Path for the Founders Memorial display as part of the City's trailhead project
- G. Accept Community Development Committee recommendation and authorize the partial closure of Stafford Place for the annual Bike Rodeo event, as outlined in the March 2, 2021, memo from Management Analyst and BPAC staff liaison Youngmeyer
- H. Accept Community Development Committee recommendation and approve the BPAC's request to solicit donations for the fifteenth annual Bike Rodeo event on May 15, 2021
- I. Removed by Ald. Davolos for discussion
- J. Receive and file minutes of the Environmental Advisory Commission meeting held on February 2, 2021
- K. Receive and file report of invoices paid up to March 10, 2021, in the amount of \$148,038.02
- L. Authorize expenditures for invoices due on or before April 5, 2021, in the amount of \$276,692.22

- M. Receive and file report of Master Debit Card Expenditures for the month of February 2021, in the amount of \$6,436.07

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

I. Stafford Place Improvements

ALD. DAVOLOS MOVED, second by Ald. Barry, to accept Community Development Committee recommendation and authorize City staff to excavate and remove the soil, install a gravel base, and coordinate the installation of a concrete or paver brick surface from labor and materials donated by local business in the public property located immediately adjacent to the east end of the existing Stafford Place street pavement.

Discussion: Community and Economic Development Director Mentzer said staff will coordinate the local contractor in implementing the design and replacement of the existing grass in the ROW area with a brick paver or concrete surface. He said the labor would be done by the Public Works employees during regular work time, and the \$200-300 estimate is for the purchase of gravel and the remaining material would be obtained at no cost to the City.

Ald. Anderson said the project would not start until there is an agreement with the owner of the business on funding, that there should be an agreement on the quality of the product, and the cost of the project should be confirmed before starting. Director Mentzer answered that there would be a written agreement with the contractor who is donating the material, Public Works would determine the type of product that would be appropriate for this location, and the cost of the project is an estimate and does not include staff time. He said the cost of the project does not include design and installation time. He said there might be additional cost associated with the installation of electricity and staff would bring the final plans back to the Council for approval.

Ald. Aschauer said the situation with grass is not the best choice and he would prefer a hard surface.

Ald. Barry said these improvements would benefit the whole area and she is in favor of supporting local businesses.

Ald. Davolos said her concern is that one parking space would be removed. Director Mentzer said the plan does not include removing a parking space.

Ald. Davolos asked if this project would change the City's liability or would that be the business's responsibility. Attorney Lenneman replied, that as part of the COVID-19 measures, the proposed change to the City Code would include a license agreement for auxiliary seating to the business. She said the business would indemnify the City and the business would have to have liability insurance that would include the outdoor seating area.

Ald. Davolos thanked Director Mentzer for his memo dated, March 4, 2021, that explained the planning and changes to the zoning for the area. She said it is clear that the material would be donated and not coming from Evolet Eve and would make the lease agreement clearer.

Ald. Goodman stated that she feels strongly that this business broke the law by having groups of people inside during the pandemic. She said the City should not give a pass to a business that might continue to break the law. She will be voting no on the motion.

Ald. Krischel asked what can be done if the project costs more than the estimate provided to Council. Director Mentzer replied that the Council could include a "not to exceed" clause or authorize staff to work with the City Administrator. He said Public Works routinely does this type of work for City projects.

Ald. Weidner said he would like to have an accounting of staff time and costs of materials on the project to ensure future requests have the same accountability. He would like to review the project in one year to make sure the rules are being followed. He noted that economic development is very important and these improvements would support more businesses coming to this location.

Ald. Wilson said he wants to help get businesses back on their feet but is concerned that there might be some unknown costs. He would also like to see more solid figures on the project.

City Administrator Coakley said the costs for the project are only for the gravel. He said staff has had discussions regarding improving the City sidewalk along Batavia Road to improve the drainage that might be done at the same time as this improvement. However, that would be a City project not directly related to this action on tonight's agenda. He said staff will continue to discuss the project and return with better figures.

Mayor Brummel said, because this is a time sensitive item, he suggested there be an amendment stating "not to exceed \$500 unless approved by Council." The members of the Council agreed to this amendment to the motion.

ALD. WEIDNER MOVED, second by Ald. Wilson, to amend the original motion and add “not to exceed \$500 unless approved by Council.”

ROLL CALL VOTE ON THE AMENDMENT:

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

Nay: None MOTION ADOPTED

ROLL CALL VOTE ON THE ORIGINAL MOTION:

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

Nay: Ald. Goodman MOTION ADOPTED

VII. REGULAR AGENDA

A. FY 2021 Financial Update

City Administrator Coakley reported that while there is some improvement in revenues, many funds are still down overall and a number of projects have been delayed. There will be some grant money coming for 2021 road improvements and economists are projecting a turn-around in the near future. The American Rescue Plan will provide funds estimated at \$1.6 million that will be distributed through the State of Illinois sometime in June or July. He said this figure is calculated by the population and the payments will be split up into two payments during FY 22 and FY 23. He said the City received \$680,000 from the CARES Act last year to cover some additional expenses due to COVID-19.

Finance Director Dahlstrand noted the income tax revenue for the month of March has not been received at the time this report was being prepared and expects it to be a positive impact on the budget. Currently, it is projected to have a \$968,000 loss. He reported that the State shared sales tax has improved since the low point in July but still remains down by 16 percent, and the Amusement Tax remains down by 90 percent. He noted that Thornton’s Gas Station local gas tax revenues that go into CMRP fund continue to exceed expectations up to 99 percent.

Ald. Goodman noted that this update measures the collection against the budget estimates and the City is only measuring it against projections made at the time, and while useful, seems to be missing some of the revenue losses. Director Dahlstrand noted that this report is being done on a cash basis, whereas the other financial reporting is done on an accrual basis. The overall loss that is being projected will exceed what is included in this memo and is reflected in the budget.

Ald. Goodman asked if it would be possible to calculate the total loss of revenue for the full fiscal year. Director Dahlstrand said those actual figures would not be available until July.

Ald. Goodman noted the budget already exceeds the amount allocated through the American Rescue Plan and the City should consider other funds and what the City might need over that \$1.6 million. The memo says the City's loss is projected to be \$968 and was compared to the budget projections for this year.

City Administrator Coakley stated that the General Funds is expected to exceed \$1.6 million. Director Dahlstrand said the current projected loss across all funds is projected to just under \$1.9 million.

Ald. Goodman asked why the three vacancies were delayed at the police academy. Chief Turano said it was due to the pandemic restrictions. He also commented on the state training board revoking the grant, which made the municipalities responsible for covering the costs.

Ald. Goodman asked how much was paid out and how much was saved by cancelling the City-funded events. Director Dahlstrand said he would provide that figure to the Council at a later time.

B. FY 2022 Budget Discussion

Mayor Brummel noted that the Council held the City's three hour budget workshop meeting on March 13, 2021, and thanked the Council for carefully spending money. He noted that the last committee meeting was also three hours, which gave the public an opportunity to ask questions.

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. CLOSED SESSION

ALD. GOODMAN MOVED, second by Ald. Davolos, to enter into Closed Session to discuss the following:

- 5 ILCS 120/2 (c) (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.
- 5 ILCS 120/2 (c) (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

The same members of the Council returned to open session at 9:00 p.m.

XI. ADJOURN

ALD. WEIDNER MOVED, second by Ald. Wilson, 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 9:05 p.m.

Approved: _____ April 5, 2021



Emily J. Larson, City Clerk