

**CITY OF WARRENVILLE
COMMUNITY DEVELOPMENT
COMMITTEE OF THE WHOLE
REGULAR MEETING
Monday, May 10, 2021, at 7:00 p.m. at City Hall
28W701 Stafford Place**

MINUTES

A. CALL TO ORDER

Chairman Weidner called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present: Chairman Bill Weidner, Mayor David Brummel, Aldermen: Jay Anderson, Clare Barry, Kathryn Davolos, Leah Goodman, Jeff Krischel, and Bob Wilson.

Absent: Alderman Aschauer

Also Present: City Administrator John Coakley, Assistant City Administrator Cristina White, Community and Economic Development Director Ron Mentzer, Public Works Director Phil Kuchler, Senior Civil Engineer Kristine Hocking, and Executive Assistant / Deputy City Clerk Dawn Grivetti.

Also Absent: Clerk Julie Clark

C. PLEDGE OF ALLEGIANCE

Chairman Weidner led the Pledge of Allegiance.

D. CITIZENS COMMENTS

Bob Sebert, Albright Court, stated the City's new refuse company, Groot, is not treating all property owners the same when billing accounts to renters and rental property owners.

E. OFFICIALS AND STAFF COMMENTS

Ald. Goodman informed the Committee that the Warrenville Park District will host a COVID-19 vaccination clinic on May 19, from 11:00 a.m. to 1:00 p.m. at the Warrenville Community Building.

F. BUSINESS OF MEETING

1. Consideration of AV upgrades to prepare for return to in-person public meetings

Assistant City Administrator (ACA) White reminded the committee it has been nearly 14 months since the City Council began virtual meetings in accordance with Governor Pritzker's emergency orders to mitigate the spread of COVID-19. She added, staff anticipates the temporary exemptions to the Open Meetings Act, allowing for virtual participation in meetings will end soon. To prepare for a return to in-person meetings with the intent to continue to facilitate virtual participation from the public, ACA White stated staff is recommending upgrades to the current audio and video (AV) equipment.

ACA White presented two proposals from the City's current AV service provider that would facilitate the use of existing cameras in the Council Chambers to allow for live streaming of meetings, and provide for better viewing in the Chambers with a new 90-inch LED display monitor, replacing the current very old projector and screen.

There was discussion regarding the size of the proposed monitor and whether it would be large enough for all to see.

Ald. Barry asked if the proposed costs are inclusive of the hardware and installation. ACA White replied there may be some additional expense for electrical work. She added, these costs are estimated in the proposal, but the final cost is unknown. There was additional discussion of the City's preferred electrical contractor providing a quote in advance of the installation.

Ald. Davolos asked if elected officials or staff could still participate virtually when the City returns to in-person meetings. ACA White replied, that would depend on whether or not the State Legislature amends the Open Meetings Act, adding, meetings are virtual only because there is a temporary exemption that allows for virtual participation. Prior to this, virtual attendance was very limited.

CA Coakley added, staff does not need to participate in meetings in person, however, a quorum of elected officials must be present in order to conduct a meeting. Further, he stated, without the COVID-19 exception to the Open Meetings Act, an elected official would have to either be ill or traveling for business to participate remotely.

Ald. Goodman asked about staff's satisfaction of the AV contractor's work, adding, she is concerned about awarding a no-bid contract to a company that has provided the City with poor service in the past. There was discussion about the possibility of purchasing equipment outside of a contract. ACA White replied staff has researched other contractors, but the issue lies in the need to have a contractor who is familiar with the City's existing equipment. She added, staff also is considering simplifying the existing AV equipment. Ald. Goodman is in favor of improving communications equipment when the City returns to in-person meetings, but is concerned with the past performance of the company.

Ald. Krischel questioned the costs presented in the supporting documents, and asked about size, brightness, and intensity of the proposed monitor and how it compares to the current screen in Council Chambers.

Mayor Brummel and several Aldermen complimented staff on the recommendations for upgrading the existing equipment.

ALDERMAN WILSON made a motion, seconded by Ald. Davolos, to recommend the City Council approve the AV upgrades presented for a total of \$27,784.

ROLL CALL VOTE:

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

Nay: None

Absent: Aschauer

MOTION CARRIED

2. Consideration of revised Trailhead Project implementation actions

Senior Civil Engineer (SCE) Hocking stated, at the April 19, 2021, City Council meeting, a memo was distributed regarding a delay in the Illinois Prairie Path Trailhead Project. She stated, ComEd informed staff in late March, that many of the proposed project elements including the restroom building, pavilion, and components of the Illinois Prairie Path Heritage Display would not be allowed within their easement area that overlays all of the DuPage County Department of Transportation (DuDOT) property in this area. SCE Hocking added, ComEd's most recent project review comments are contrary to all previous reviews by ComEd, and staff's priority now is to define the limits of the easement restrictions before spending any money to redesign or make changes to the plans.

SCE Hocking stated, staff will continue to coordinate with ComEd to find a path forward for this project before the federal grant funding awarded to this project expires, and that accommodates future community events typically held on the property. SCE Hocking added, staff prepared a new implementation action plan for Council consideration that indicates April 2022, would be the latest bid-letting date possible to proceed with the project without losing grant funding or interfering in community events. If the City sticks with the January 2022, letting date, as outlined in the memo, the City could proceed with lesser construction costs and the least amount of interference with community events.

Ald. Anderson asked what options the City has for the relocation of the pavilion and restroom facility. SCE Hocking stated there are limited options as ComEd restrictions prohibit a building or any upright structure including bike racks, water features, rain gardens, sitting areas and the heritage feature within the easement. Any renegotiated location would have to be as far from the electric transmission towers as possible to accommodate future maintenance needs by ComEd.

Several Aldermen stated their extreme disappointment with ComEd's decision, and commended staff for their research and recommendations going forward. Ald. Goodman suggested staff communicate the changes to community organizations planning improvements and events in the area. SCE Hocking replied, staff will consult with ComEd and other consultants to devise a new concept plan that could be presented to the workgroup and to the other stakeholders.

City Administrator (CA) Coakley stated ComEd's correspondence regarding the project over the years has not been definitive, and did not forbid elements when staff questioned their inclusion. He added, they gave consistent support until very recently.

Ald. Krischel stated the restroom facility is a very important feature in this project and is concerned about the escalating costs of this project.

Ald. Wilson also stated his disappointment in the objections from ComEd, and asked if the City will ever be able to come to an agreement with ComEd to advance any portion of the project. SCE Hocking replied, after receiving the initial message from ComEd objecting to all features within the project, ComEd became more amenable to working with the City in advancing some features. She stated staff is optimistic an agreement can be reached with ComEd.

CA Coakley added, discussions with ComEd are in place to move the project forward with all parties involved. The City will not produce any further plans until after meeting with ComEd, and obtaining a more definitive commitment from ComEd on what project elements they will and will not allow in their easement. CA Coakley reiterated the stakeholders involved have been working diligently together and will now have to redo some of that work to advance any portion of the project.

Mayor Brummel stated ComEd has been difficult to work with in the past and he will share the Council's concern with ComEd representatives at an upcoming meeting. He added, they have not been good neighbors, and it is disappointing to experience this again.

ALDERMAN BARRY made a motion, seconded by Ald. Davolos, to recommend the City Council direct staff to implement the staff recommended Trailhead Project Implementation Action Plan.

ROLL CALL VOTE:

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

Nay: None

Absent: Aschauer

MOTION CARRIED

3. Informational update on Old Town Redevelopment Site #2 actions

Community and Economic Development Director (CEDD) Mentzer reported on the recent progress on various issues related to the Old Town Redevelopment Site (OTRS) #2 property, which includes the former Citgo or Phillips 66 property. He reminded the Committee of the \$90,000 the City received from Phillips 66 under the liability transfer agreement for costs associated with the removal of leaking underground storage tanks on the property. Additionally, he stated, the City has taken several steps to communicate information regarding the existing conditions and long-term plans for the site to the community via the City website, monthly newsletters, and public information meetings. He discussed the removal of additional underground storage tanks and the progress made toward requesting reimbursement from the Illinois Environmental Protection Agency for such remediation.

CEDD Mentzer stated the City is now working with a traffic engineering firm to evaluate the possible future addition of on-street parking along the site's street

frontages. He added, this input is important as it will have a significant impact on how much of the OTRS #2 property could be redeveloped with new, private, mixed-use improvements, and how much of it would need to be used for parking. He further stated, a Warrenville based planning and engineering firm has been retained to coordinate the development of a more detailed preliminary site redevelopment plan for the property. He then outlined staff's goals and objectives for the preliminary site planning process.

Ald. Wilson asked if the preliminary site planning process will include all of the City-owned properties, which are adjacent to the former Citgo property. CEDD Mentzer replied it will.

Chairman Weidner asked if the City received adequate community input for this project at the most recent public information and input meeting. CEDD Mentzer replied, although he is concerned about the lack of input provided at that meeting, the City will conduct additional public meetings where the Community will have more opportunities to learn about and provide input on the future of this property. Chairman Weidner suggested posting signage on the property that directs people to the City's website for more information about the projects and the City's plans regarding the property.

Mayor Brummel thanked CEDD Mentzer for posting information on the City website; and stated his appreciation for the incredible effort made by staff to make this a nice addition to the City.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

4. Consideration of City Council representatives to serve on Old Town Redevelopment Site #2 Site Planning Advisory Group

CEDD Mentzer stated in 2020, staff was instructed to develop and implement a process to solicit public, business owner, and key stakeholder input on the cleanup and redevelopment of OTRS #2. To this end, he added, staff recommends an advisory group of key stakeholders to include:

- The Mayor and one Alderman
- Two Plan Commission members
- One member of the Bike and Pedestrian Advisory Commission
- A representative from the Warrenville Park District
- A representative of the owner of the private business properties located adjacent to the north and east edge of OTRS #2
- Community and Economic Development Director Mentzer
- Senior Civil Engineer Hocking

CEDD Mentzer proposed the group as a means to efficiently mesh the redevelopment visions of the City and community with the technicalities of the site. He added, the group would play an important role in the development of a preliminary site plan for the property that would be presented to Council for review and endorsement in the next two to three months.

Ald. Davolos stated she has fielded questions regarding this development while serving as Council liaison to the Environmental Advisory Commission, and asked what the future commitment of the advisory group would be. CEDD Mentzer stated staff and consultants will do much of the work necessary to present information and options for the group to review and provide feedback on. He indicated that the preliminary site plan development process will likely involve several meetings and feedback interactions with the group over the next three months.

Ald. Goodman asked what expenses for consultants would be needed for the group. CEDD provided details on the expected expenses and indicated they have been included in the current and previous fiscal year budgets. Ald. Goodman asked for an explanation of the workgroup's process. CEDD explained why the work of the consultants with the workgroup is necessary at this time, and how the information and recommendations generated will help the City develop an efficient and cost effective remediation plan for the property.

Ald. Wilson stated his interest in serving on the advisory group.

ALDERMAN WILSON made a motion, seconded by Ald. Davolos, to recommend the City Council authorize the Mayor and Alderman Wilson to represent the City Council on the Old Town Redevelopment Site #2 Site Planning Advisory Group.

ROLL CALL VOTE:

Aye: Alds.: Goodman, Weidner, Anderson, Wilson, Barry, Davolos, and Krischel
Nay: None
Absent: Aschauer

MOTION CARRIED

5. Consideration of extension to the Temporary Auxiliary Outdoor Seating Program

CEDD Mentzer stated, in June 2020, the City Council approved a Temporary Auxiliary Outdoor Seating Program, which allows businesses that offer food or beverages for on-premises consumption to expand their outdoor seating areas pursuant to certain conditions and permitting requirements during the COVID-19 pandemic. He added, the program was received very well by businesses in the City.

CEDD Mentzer noted, in October 2020, the City Council approved an extension to this temporary program until June 1, 2021. However, given the ongoing pandemic mitigations, he added, staff is proposing an ordinance that would extend the temporary program until the earlier of: a) 45 days after the termination or lapsing of Governor Pritzker's declaration of emergency; b) repeal of the temporary program by a duly adopted motion of the City Council; or c) December 1, 2021. CEDD Mentzer added, the extension will also provide staff and the City attorney additional time to prepare City Code amendments that would make it possible for expanded outdoor seating improvements to continue beyond COVID-19 pandemic restrictions if the City Council so approved.

Ald. Goodman suggested the City give businesses assurances with the program by eliminating the options, and simply extend the program to December 1, 2021. She recommended Section 4 B of the proposed ordinance be modified to state a termination date of December 1, 2021. CEDD Mentzer indicated his support for Ald. Goodman's suggestion.

There was discussion regarding any liability protections the City might have by continuing the temporary program after the Governor's emergency declaration has ended. CEDD Mentzer replied he will consult with the City Attorney regarding liability protections and adjust the expiration of the program in the ordinance to December 1, 2021.

ALDERMAN GOODMAN made a motion, seconded by Ald. Davolos, to recommend the City Council approve an ordinance as amended by the City Attorney and Staff re-authorizing and extending the Auxiliary Outdoor Seating Area Program until December 1, 2021.

ROLL CALL VOTE:

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

Nay: None

Absent: Aschauer

MOTION CARRIED

6. Informational update on draft Illinois Environmental Protection Agency Revolving Loan Fund Intergovernmental Agreement for Old Town Redevelopment Site #2

CEDD Mentzer stated, in 2020, the City Council authorized staff to finalize a no-interest, partially forgivable Brownfield Revolving Loan Fund (RLF) agreement with the Illinois Environmental Protection Agency (IEPA) for remediation activities on the OTRS #2 property. Since receiving that authorization, staff and the consultants have been working with IEPA representatives on the development of such an agreement. CEDD Mentzer noted, at this point, the IEPA has earmarked up to \$690,000 in RLF funding for this City project subject to the intergovernmental agreement (IGA).

CEDD Mentzer stated this information is being shared at this time in order to provide the City Council with an update, as well as an opportunity to become familiar with the agreement, have discussion, and provide feedback to staff on the contents before it is finalized for final action.

CEDD Mentzer summarized key provisions in the draft IGA, and noted it is very rare for the State to provide funds for demolition and environmental remediation costs, but in this case, these costs have been negotiated into the no-interest loan agreement. Additionally, CEDD Mentzer noted, if the City obtains a no-further-remediation certificate from the State, the lesser of 30% or \$200,000 of the final loan amount will be forgiven, and the City will have and eleven years to repay the final loan amount.

CEDD Mentzer further stated the extended repayment time allows the City to use outside funding to cover remediation costs that are not already reimbursable through the IEPA's Leaking Underground Storage Tank Program.

Mayor Brummel and several aldermen expressed their support for the no-interest loan and IGA. Ald. Goodman stated there are a lot of hoops to jump through for a no-interest loan when current loan rates are historically low, but supports the effort.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

7. Consideration of a resolution waiving competitive bidding and approving a contract to replace filter and SCADA controls at Well #9

Public Works Director (PWD) Kuchler stated City Well #9 is one of four wells that supplies the City's water system, and as part of regular maintenance for this site, staff included replacement of the control panel for the filter SCADA controls in the FY 2022 Budget.

PWD Kuchler added, Metropolitan Pump Company is the sole provider for the City's control panel equipment, and if the City advertised for bids, Metropolitan would be the only bidder on the project. Therefore, staff is recommending waiving competitive bidding and approving the proposed contract with Metropolitan.

ALDERMAN GOODMAN made a motion, seconded by Ald. Wilson, to recommend the City Council pass a resolution waiving competitive bidding, and approving a contract to Metropolitan Pump Company in the amount of \$25,240.00, to replace the filter and SCADA controls at Well #9 on Warrenville Road.

ROLL CALL VOTE:

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

Nay: None

Absent: Aschauer

MOTION CARRIED

8. Consideration of a resolution waiving competitive bidding and approving a contract to replace the control panel at the Warren Avenue Lift Station

PWD Kuchler stated the Warren Avenue sanitary sewer lift station is one of eleven lift stations in the City's sanitary sewer system, and as part of regular maintenance for this site, staff included replacement of the control panel in the FY 2022 Budget.

PWD Kuchler added, Metropolitan Pump Company is the sole provider for the City's control panel equipment, and if the City advertised for bids, Metropolitan would be the only bidder on the project. Therefore, staff is recommending waiving competitive bidding and approving the proposed contract with Metropolitan.

Ald. Goodman asked for clarification of who would be performing the equipment installation. PWD Kuchler replied staff would do the installation.

ALDERMAN DAVOLOS made a motion, seconded by Ald. Wilson, to recommend the City Council pass a resolution waiving competitive bidding, and approving a contract to Metropolitan Pump Company in the amount of \$29,689.00, to replace a control panel at the Warren Avenue lift station.

ROLL CALL VOTE:

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

Nay: None

Absent: Aschauer

MOTION CARRIED

9. Review and file Community Development Department FY 2021 Work Program Update

There were no comments.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

10. Review and file Bi-monthly Code Enforcement Activity Report

There were no comments regarding the report.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

G. MISCELLANEOUS

H. ADJOURN

Chairman Weidner thanked staff for the high degree of professionalism presented, and for providing great information and materials that make it easy for Council to deliberate and carry through with Committee of the Whole meetings.

ALDERMAN WILSON made a motion, seconded by Ald. Davolos, to adjourn the meeting.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 9:23 p.m.

Approved: May 17, 2021


Dawn R. Grivetti, Executive Assistant/Deputy Clerk