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. Stu Aschauer, Clare Barry, Kathy Davolos, Leah Goodman, Jeff Krischel, and Bill Weidner
      Absent: Ald. Fred Bevier and Robert Wilson
      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

   C. Pledge of Allegiance

   D. Proclamation:
      Mayor Brummel proclaimed February 14, 2020, as time to celebrate the League of Women Voters 100th Anniversary and its vision of a democracy where every person has the desire, the right, the knowledge, and confidence to participate.

   E. Presentation:
      Cynthia Thomas, representative from ComEd, announced the City had received a check for $12,019, as part of the ComEd Energy Savings program for installing 322 LED lights throughout the City and presented a Certificate.

   F. FY 2021 Budget Presentation from the Community Development Department:
      FY 2020 Accomplishments:
      Economic Development
      • Renovation and Reoccupancy of former Navistar Office Building, now occupied by Edward-Elmhurst Health and Kimley Horn.
      • Stafford Place – 22 permits issued out of 27
      • Riverview West Apartments – 364 units
      • Vanguard Apartments – 240 units
      • Lexington Trace – 106 units
- Everton Townhomes and Apartments
- Culvers on Route 59
- Thorntons Gas Station at Route 59 and Duke Parkway
- Warreenville Horizon – 71 units

**Economic Development – the Numbers**

- 734 permits
  - 2,200 inspections
  - 55 single family townhomes
  - 16 detached single family homes
  - 936 apartments

- $188 million Construction Value
- $1.5 million in Building Permit Fees
- $370,000 in Planning/Engineering/Stormwater Fees
- $3.8 million in School, Park, and Library Impact Fees
- 1,218 New Households and 2,200 New Residents
- $80,000 Average Household Income
- $98 million New Household Income

**Policy and Customer Service Related**

- Complete Streets Policy
- Electronic Building Permit Applications on Line
- Solar Permitted Uses
- Website Revamped for Easier Navigation
- Cannabis Process and Education of Public

**City Projects and Community Enhancements**

- Diehl Road Turn lane Improvements into Cantera
- Off-site City Sewer and Water Improvements for South West District
- Community Development Block Grant for Summerlakes Square Courts
- Citgo Property under Contract
- 2020 Census

**FY 2021 Priorities**

**Projected FY 2021 Development and Building Activity**

- Cantera Subarea G Hotel
- 75,000 square foot “High Point’ Flex Business Project
- Speedway Redevelopment on Route 59 and Batavia Road
- Riverview West Townhomes
- $50 million in Construction Value Permits
- 70 Single Family Permits
FY 2021 Decision Package for New Building Inspector and Code Enforcement Officer

- Sheer Volume of Permit Activity
- Succession Planning
- Year round Code Enforcement Support
- Rental Registration and Inspection Program
- ERP Design and Implementation

Preparing for Tomorrow

- Former Citgo Gas Station Demolition and Environmental Remediation
- Mack Road Trail and Bridge Project
- Illinois Prairie Path Trailhead Project
- Warrenville Grove Trail Connection
- Trail Connection between Fox Hollow and Maple Hill
- Complete Street Implementation Plan Policy
- Private Detention Pond Inventory and Assessment
- Rental and Crime Free Housing Program Implementation
- Homes for a Changing Region Study

Discussion: Ald. Goodman questioned why the implementation of the Rental and Crime Free Housing Program continues to be listed as a Tier 1 initiative when it was just stated that there is a staffing shortage. Director Mentzer noted that staff anticipates a slow down next fall for code enforcement when, hopefully, some new resources are made available.

Ald. Goodman said she does not feel this is not a high priority and should not be included in the Tier 1 Initiatives.

Ald. Davolos thanked staff for executing the City’s dreams.

Mayor Brummel also thanked all of the teams who are committed to making these initiatives possible.

II. CITIZENS COMMENTS

Vivian Lund, Haylett Avenue, commented that the Council’s decision to share new tax revenue from new construction with the Park District started with the construction of Cantera. She noted the overlapping districts have always worked well together.

Bob Siebert, Albright Court, commented that the idea of cash contributions from new development started in the ‘70s in Naperville. He said this is taking away from the taxpayers and new residents will not receive any benefits from the Park District.

Mayor Brummel asked Community and Economic Development Director Mentzer to comment. Director Mentzer noted that not all of the new residents will be in a TIF District.
They will have access to recreational amenities in their developments, while still being in the Park District. He said there are several major developments in Cantera that will provide hundreds of thousands in new revenue to the Park District.

Mike Smith, Wagner Drive, asked the Council to draft a resolution supporting Illinois House Bill 3851, which would remove the very large increase in annual registration fee for TA trailer plates. He also asked the elected officials to contact their State Representatives and ask them to eliminate the increase.

William Brennen, stated his objection to the City’s eliminating the ACORN Van program. Ald. Davolos read his written statement into the record. (see attached)

III. OFFICIALS AND STAFF COMMENTS
A. Mayor
   State of the City
   Mayor Brummel invited everyone to the State of the City address on February 19, at 6:30 p.m., in the Council Chambers.

B. Clerk
   No report

C. Treasurer
   No report

D. Aldermen
   Western DuPage Special Recreation District (WDSRA)
   Ald. Goodman announced that WDSRA will be holding their annual Gala and fundraiser on March 7, 2020, at 5:30 p.m.

E. Administrator
   No report

F. Attorney
   No report

IV. APPROVAL OF AGENDA
   Items to be removed from the Consent Agenda for discussion:
   VI. 1. Removed by Ald. Davolos for discussion

   ALD. WEIDNER MOVED, second by Ald. Barry, to approve the items on the Agenda for the February 3, 2020, City Council regular meeting, as amended.

   MOTION ADOPTED VIA VOICE VOTE
V. APPROVAL OF MINUTES

ALD. WEIDNER MOVED, second by Ald. Davolos, to approve:
A. Minutes of the January 20, 2020, City Council regular meeting
B. Minutes of the January 27, 2020, Public Safety and Finance Committee regular meeting

MOTION ADOPTED VIA VOICE VOTE

VI. CONSENT AGENDA – OMNIBUS VOTE

A. Accept Public Safety and Finance Committee recommendation, waive second reading, and pass ordinance O2020-05, amending the Warrenville City Code regarding entertainment in city parks

B. Accept Plan Commission recommendation, waive second reading, and pass ordinance O2020-06, approving a major amendment to the approved planned unit development (PUD) plans and a PUD variation for reduced parking lot setback for Compass School, at 27W457 Old Warrenville Road

C. Accept Public Safety and Finance Committee recommendation and pass resolution R2020-04, adopting a revised Harassment and Discrimination Policy, effective immediately

D. Accept Public Safety and Finance Committee recommendation and pass resolution R2020-05, authorizing the execution of an engagement letter dated October 1, 2019, with Lauterbach and Amen, LLP, of Naperville, IL, to conduct audit services for City fiscal years 2020 through 2024

E. Accept Public Safety and Finance Committee recommendation and authorize funding in the FY 2021 Budget for upgrades to the Warren Tavern building, separate from the Hotel Tax Grant program, and direct City staff to work with the Warren Tavern Preservationists to develop a process of alternative funding for future capital maintenance requests

F. Accept Public Safety and Finance Committee recommendation and award $135,397 in Hotel Tax grant funding to various applicants for fiscal year 2021, per the Tourism and Arts Commission recommendations memo, dated January 15, 2020

G. Accept Public Safety and Finance Committee recommendation to budget $60,000, biannually, in each even-numbered budget year, beginning with Fiscal Year 2022, in the Hotel Tax Fund, and direct the Tourism and Arts Commission to make the necessary changes to the Aesthetic Enhancement program policy for City Council consideration at a future meeting

H. Accept Public Safety and Finance Committee recommendation and approve the Warrenville Historical Society’s grant request for $20,000 from the Hotel Tax Fund to
cover the cost of their part-time Museum Director/Curator, and direct staff to include this funding in the FY 2021 Budget

I. Removed by Ald. Davolos for discussion

J. Accept Public Safety and Finance Committee recommendation, approve the updates to the Capital Maintenance and Replacement Plan for 2019, per the staff memo, dated January 27, 2020, and direct staff to incorporate those adjustments into an updated CMRP document

K. Accept Public Safety and Finance Committee recommendation and approve the request to solicit donations for the August 4, 2020, National Night Out event

L. Receive and file the 2019 annual report for the Plan Commission and Zoning Board of Appeals

M. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission regular meeting held on December 10, 2019

N. Receive and file minutes of the Environmental Advisory Commission regular meeting held on December 18, 2019

O. Receive and file draft minutes of the Plan Commission and Zoning Board of Appeals regular meeting held on January 23, 2020

P. Receive and file report of invoices paid up to January 29, 2020, in the amount of $30,433.30

Q. Authorize expenditures for invoices due on or before February 18, 2020, in the amount of $613,045.53

ALD. WEIDNER MOVED, second by Ald. Barry, to approve the Consent Agenda as amended.

ROLL CALL VOTE:
Nay:       None
Absent:    Ald. Bevier and Wilson

MOTION ADOPTED

I. Residential Developer Cash Contributions
ALD. DAVOLOS MOVED, second by Ald. Goodman, to accept Public Safety and Finance Committee recommendation, approve the staff proposal, and reserve 35% of the residential developer cash contributions for city projects for a period of five years, beginning July 1, 2019.
Discussion: Ald. Aschauer stated he does not agree with how this was handled. He said the Park District should have been consulted about the Trail Head and Walking Path projects and these projects should be done by the Park District.

ROLL CALL VOTE:
Aye: Ald. Barry, Goodman, Weidner, Krischel, and Davolos
Nay: Ald. Aschauer
Absent: Ald. Bevier and Wilson

MOTION ADOPTED

VII. REGULAR AGENDA

Resolution R2020-06,
ALD. BARRY MOVED, second by Ald. Goodman, to accept staff recommendation and pass resolution R2020-06, approving an amendment to the intergovernmental agreement providing for the removal of certain radioactive wastes originating from a Rare Earths Facility located in the City of West Chicago, DuPage County, Illinois to change one of the designated representatives.

ROLL CALL VOTE:
Nay: None
Absent: Ald. Bevier and Wilson

MOTION ADOPTED

FY 2021 Citywide Work
Ald. Goodman questioned the reasoning for keeping the Rental Registration and Crime Free Housing program and the Point Oak Drive dedication in the Tier One Initiatives level. Director Mentzer said these initiatives can be evaluated on a month-to-month basis to determine if the Council wants to take any action. He said, as to the Point Oak Drive initiative, the residents are not unified at this time.

Ald. Goodman questioned why the Point Oak Drive initiative is also in Tier Two for final engineering design for reconstruction. Director Mentzer said the road continues to deteriorate every year and has had to be closed down at times. Administrator Coakley noted that staff feels it is better to be prepared to do the reconstruction should the residents finally agree to work with the City.

Ald. Goodman said the same ranking should be applied to the Rental Registration and Crime Free Housing program, the Point Oak Drive dedication, and the reassessment of Capital Maintenance and Replacement Plan.

Ald. Krischel questioned why the Ray Street reconstruction initiative was removed from the list of initiatives. Deputy Director Kuchler said some remedial work will be done on road surfaces but the entire reconstruction will not be done until there are sufficient funds generated in TIF 3.
VIII. UNFINISHED BUSINESS
None

IX. NEW BUSINESS
Citizen Request
Ald. Aschauer said he supports Mike Smith’s request that the City adopt a resolution in support of HB 3851, which would remove the $100 increased annual registration fee for TA trailer plates.

City Administrator Coakley asked that a motion be made to put this discussion on the next committee meeting. He noted the increase in plate fees does not impact the municipality directly, therefore, it has not been a legislative priority of DMMC or IML.

Ald. Aschauer said the deadline to file the resolution is February 14, 2020.

ALD ASCHAUER MOVED, second by Ald. Krischel, to direct staff to prepare a resolution in support of HB 3851 and to add time for further discussion on the Public Works and Infrastructure Committee of the Whole agenda.

ROLL CALL VOTE:
Aye: Ald. Weidner, Krischel, Aschauer, Davolos, and Mayor Brummel
Nay: Ald. Barry and Goodman
Absent: Ald. Bevier and Wilson

MOTION ADOPTED

X. CLOSED SESSION
None

XI. ADJOURN
ALD. WEIDNER MOVED, second by Ald. Aschauer, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 8:45 p.m.

Approved: February 18, 2020

Emily J. Larson, City Clerk