

CITY OF WARRENVILLE  
CITY COUNCIL

Minutes of Regular Meeting  
Held on Tuesday, February 18, 2020  
At the 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, Ald. Stu Aschauer, Clare Barry, Fred Bevier, Kathy Davolos, Leah Goodman, Jeff Krischel, Bill Weidner and Robert Wilson

Absent: None.

Also Present: City Administrator John Coakley, 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: Assistant City Administrator Cristina White

C. Pledge of Allegiance

D. Public Hearing

ALD. WEIDNER MOVED, second by Ald. Wilson, to open the public hearing at 7:03 p.m., to consider the revalidation of zoning approvals for the Thorntons Project at the southwest corner of Route 59 and Duke Parkway.

Director Mentzer provided the background for the Thornton's development on Route 59 at Duke Parkway. He stated the City received a petition from Thornton LLC to reinstate the special approvals from Warrenville Zoning Ordinance #1018, and the Warrenville Sign Ordinance, which were granted by the City Council by Ordinance O2018-52. The collective request would ratify and reinstate the approvals granted in Ordinance #O2018-52, to allow the development of the eight-acre site with a Thorntons gas station, including a 5,500 square-foot convenience store, ten automobile fueling stations, five truck and commercial fueling lanes, a future 2,400 square-foot quick service restaurant with drive-thru, and associated parking, parking lot lighting, landscaping, and stormwater management improvements.

Director Mentzer said the applicant is ready to move forward following approval from the Council at tonight's meeting. Thornton's project manager said the project is ready to go out for bids and they anticipate construction to start in mid-March.

Ald. Goodman asked if this project is similar to the Thornton's in West Chicago on Route 59. Thornton's Project Manager replied this location will be the same as the West Chicago facility.

ALD. WEIDNER MOVED, second by Ald. Davolos, to close the public hearing at 7:08 p.m.

#### MOTION ADOPTED VIA VOICE VOTE

#### E. Engineers Week Proclamation

Mayor Brummel proclaimed the week of February 16 – 22, 2020, as Engineers Week in Warrenville. Deputy Public Works Director Kuchler, accepted the proclamation stating that the City now has three employees who are licensed engineers.

#### F. FY 2021 Budget Presentation - Finance Department

Finance Director Dahlstrand presented an overview of the accomplishments, goals, and duties of the Finance Department.

#### FY 2020 Accomplishments

- Certificate of Achievement for Excellence in Financial Reporting for the 26<sup>th</sup> consecutive year
- Auditing Services Engagement Extension with Lauterbach & Amen
- Enterprise Resource Plan (ERP) Implementation Process
  - Change of bank for Accounts Payable processing accomplished
  - Maintaining dual systems while implementing the ERP
  - Accounting Clerk II replacement
  - Meter Reading System

#### FY 2021 Objectives

- Fund Balance Workgroup
- Capital Maintenance Replacement Plan Update
- Equipment Maintenance Replacement Program Update
- Enterprise Resource Plan Implementation
  - Payroll
  - Budget Process
  - Utility billing
  - Collective Bargaining Participation
  - Accounting Clerk II Replacement Training
  - Rewards for City Issued Credit Card Program

Discussion: Ald. Wilson questioned if the ERP will be done by the end of this year. Finance Director Dahlstrand said the core elements will be done but the Community Development Department might need to be extended to the end of the fiscal year. Ald. Goodman asked if the Tier 2 department work plan can be adopted at a lower level. Director Dahlstrand said the disposal of police equipment

Ald. Goodman requested, and Finance Director Dahlstrand provided, more information regarding changes in the department's work plan.

#### G. FY 2021 Budget Presentation - Police Department

Police Chief Turano presented an overview of the accomplishments, goals, and duties of the Police Department.

##### FY 2020 Accomplishments

- Continue to maintain very low crime rate during 2019
- Collaborated with other City Departments on the ERP project and website redesign
- Sergeant Komar graduated from Northwestern Center for Public Safety School of Police Staff and Command
- Implementation of new County-wide Records Management System
- Passed IL. State Police Information Technology Security Audit of compliance of department information systems that transmit, receive or store criminal justice information
- Formation of DuPage Metropolitan Emergency Response and Investigations Team (DuPage MERIT)
  - Chief Turano elected Chairman of the Executive Board
  - Forensic Investigations Unit team member include Detective Catt and Office McKuras
- 2019 Safest City to Live in Illinois
- Recruit Officer Demereckis released to solo patrol
- Hired Recruit Officer Smicker who graduated from the academy in December
- Purchase of six ballistic shields and carriers; now in every marked squad car
- Two officers attended U.S. Department of Energy Office of Radiological Security (ORS) Alarm Response Training at Y-12 National Security Complex in Tennessee
- Detective Catt completed Accreditation Commission for Traffic Accident Reconstruction (ACTAR)

##### FY 2021 Goals

- Establish New Police Officer Eligibility List
  - Application deadline was February 14<sup>th</sup>
  - Exam and mandatory orientation on March 7<sup>th</sup> at Hubble Middle School

- Fill two Police Officer vacancies from newly established two-year eligibility list
- Conduct Sergeant promotional test to establish 2-year eligibility list
- Send one Sergeant to Northwestern Center for Public Safety School of Police Staff and Command
- Negotiate two collective bargaining agreements for Office and Sergeant Unions
- Assign one police officer to the DuPage MERIT (SWAT Team)
- Seek to hire a part-time Emergency Management Agency Coordinator 20 hours a week
- Complete mandatory expungement of cannabis records for juveniles
- Expand use of speed awareness monitoring devices on secondary and residential streets – Batavia Road and Continental Drive
- Continue to update and create user-friendly Police Department website pages, identifying and moving non-emergency service requests to an online website submission
  - Alarm User applications
  - I/We Live Along program applications
  - Vacation House Watch requests
- Continue to conduct and participate in safety and community based initiatives

#### Safety Based Initiatives

- Traffic Safety Initiatives:
  - Bi-Weekly Traffic Assessments
  - Distracted Driving Awareness
  - Holiday DUI Enforcement
  - School Zone Enforcement
  - Seat Belt, Speed, Traffic Signal/Sign
  - Truck Safety Enforcement
- Illegal Fireworks Education and Enforcement
- CUSD 200 School Safety Task Force

#### Community Based Initiatives

- Special Olympics IL events
- No Shave November benefiting St. Jude
- Double down December benefiting St. Jude
- Shop with a Cop
- Toys for Tots
- National Night Out
- Shredding Day with electronic recycling
- Medication Recycling
- Internet Transaction Safety Zone
- I/We Live Along Program
- Neighborhood Roll Call

- Bike and Walk to School Day
- Bike Rodeo participation
- Safety Seat Inspections
- Attend Police Officer Memorial in Springfield
- Explorer Program
- Elementary School Safety Visits and group station tours

#### FY 2021 Decision Package

- Position Vacant with retirement of prior PD-EMA Coordinator
  - Required City function
  - Seeking to hire external part-time individual
  - \$25,836 annual salary, no benefits
  - Police Department lacks available personnel to oversee, supervise, train, and meet documentation requirements
- Position Responsibilities
  - Maintain and update existing City Emergency Operations Plan
  - Plan and conduct citywide disaster drills
  - Ensure compliance with Incident Command System (ICS) standards through coordination with DuPage County Office of Homeland Security and Emergency Management
  - Respond to Emergency Operation Center and coordinate emergency operations at onset of disaster event or emergency incident
- Impact
  - City not prepared for a disaster event, man-made or natural, or emergency incident
  - City currently at risk of not receiving State or Federal assistance

Discussion: Ald Weidner thanked Chief Turano for the community-based initiatives, especially for conducting the elementary school safety visits. Chief Turano said the officers provide a low-key approach, which has a positive impact at an early age.

Ald. Wilson asked if there are going to be some officers retiring in the near future. Chief Turano said some officers are nearing their 20-year goal, but he did not anticipate more than two officers opting to retire this year.

## II. CITIZENS COMMENTS

Bob Siebert, Albright Court, commented that while the Park District will receive approximately \$259,935 every year from three new developments, there will be still be a loss of \$8.2 million over the life of the TIF #3 and #4.

## 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

No report

E. Administrator

No report

F. Attorney

Attorney Lenneman announced that she and ten other local attorneys are leaving Holland & Knight to form a new law firm, Elrod, Friedman, LLP.

IV. APPROVAL OF AGENDA

ALD. ASCHAUER MOVED, seconded by Ald. Bevier, to postpone discussion of Regular Agenda item VII. C. until after the Closed Session

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the agenda for the February 18, 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 February 3, 2020, City Council regular meeting
- B. Minutes of the February 10, 2020, Public Works and Infrastructure Committee regular meeting

MOTION ADOPTED VIA VOICE VOTE

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept Public Works and Infrastructure Committee recommendation, waive second reading, and pass ordinance O2020-07, approving a one-year extension to Speedway special use and variation approval ordinance O2019-03
- B. Waive second reading, and pass ordinance O2020-08, restating and revalidating ordinance O2018-52, and the approval of special use permits to allow the operation of a gas station and restaurant drive-through facility, variations from

the Warrenville Zoning Ordinance, and a site plan for the Thorntons gas station development at the southwest corner of Illinois Route 59 and Duke Parkway

- C. Accept Public Works and Infrastructure Committee recommendation, waive second reading, and pass ordinance O2020-09, amending the contract with Waste Management to change the service day as proposed
- D. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2020-07, endorsing the DMMC Legislative Action Program for the 2020 Legislative Session
- E. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2020-08, supporting Illinois House Bill 3851
- F. Accept Public Works and Infrastructure Committee recommendation and pass resolution R2020-09, approving an employee leasing agreement extension with GovTempsUSA through May 1, 2020
- G. Accept Senior Civil Engineer Hocking's recommendation and pass resolution R2020-10, approving the reduction of the public improvements bond for the Lexington Trace project
- H. Accept staff recommendation and pass resolution R2020-11, approving the contract with Trane U.S., Inc. for the design and installation of the Police Department HVAC System for \$373,122
- I. Accept Public Works and Infrastructure Committee recommendation and authorize the Plan Commission to conduct a public hearing to consider staff-recommended amendments to Warrenville Zoning Ordinance Section 2.B.8.
- J. Accept Public Works and Infrastructure Committee recommendation and authorize staff to begin recruitment efforts for a summer Engineering/Stormwater Intern in the Community Development Department
- K. Accept Public Works and Infrastructure Committee recommendation and authorize staff to advertise for bids for the 2020 Road Program Project prior to formal approval of the Fiscal Year 2021 Budget
- L. Receive and file minutes of the Bicyclist and Pedestrian Advisory Commission regular meeting held on January 14, 2020
- M. Receive and file report of invoices paid up to February 12, 2020, in the amount of \$65,746.87

- N. Authorize expenditures for invoices due on or before March 2, 2020, in the amount of \$157,524.52
- O. Receive and file report of debit card expenditures for the month of January 2020, in the amount of \$9,266.11

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

ROLL CALL VOTE:

Aye: Ald. Barry, Goodman, Weidner, Krischel, Bevier, Davolos, Aschauer, and Wilson  
Nay: None

MOTION ADOPTED

VII. REGULAR AGENDA

A. Elrod, Friedman, LLP

ALD. GOODMAN MOVED, second by Ald. Barry, to accept Staff recommendation and pass resolution R2020-12, approving an agreement with Elrod, Friedman, LLP as the City attorney (replacing Holland & Knight), and authorizing Elrod, Friedman, LLP to access and transfer City of Warrenville files from Holland & Knight to the new firm.

Discussion: Attorney Lenneman reported that ten attorneys have left Holland & Knight to form a new firm, Elrod, Friedman, LLP. She said all of these attorneys have previously worked on Warrenville cases.

Ald. Goodman asked if the new firm is guaranteeing the current flat fee rate for the next calendar year as she feels a retainer is in the City’s best interest. Attorney Lenneman replied the fee rate will stay the same, and it is in the firm’s best interest as well.

B. FY 2021 Citywide Work Plan

Ald. Goodman asked that the four items in the Tier 2 completed list should be removed from the City’s Work Plan for further discussion at the February 24 budget meeting.

C. Postponed until after the closed session

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None



X. CLOSED SESSION

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

- A. 5 ILCS 120/2 (c) (5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

ROLL CALL VOTE:

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

Nay: None

MOTION ADOPTED

The same members of the Council returned to open session at 8:12 p.m.

VII. C. Former Citgo Property

ALD. WEIDNER MOVED, second by Ald. Wilson, to accept Community and Economic Development Director Mentzer’s recommendation and authorize staff and the City redevelopment attorney to terminate the current purchase agreement for the former Citgo property at 28W244 Warrenville Road and negotiate a new purchase agreement with an extended due diligence period.

Discussion: Ald. Goodman said she is in favor of terminating the purchase agreement but is opposed to negotiating a new purchase agreement and will be voting no on the motion.

ROLL CALL VOTE:

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

Nay: Ald. Goodman

MOTION ADOPTED

XI. ADJOURN

ALD. WEIDNER MOVED, second by Ald. Wilson, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 8:17 p.m.

Approved: March 2, 2020



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Emily J. Larson, City Clerk

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