

CITY OF WARRENVILLE
CITY COUNCIL

Minutes of Regular Board Meeting
Held on Monday, April 6, 2020
Via electronic communications and not at 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, Jeff Krischel, Bill Weidner and Robert Wilson

Absent: Ald. Leah Goodman

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

D. Public Hearing for the FY 2021 Budget:

ALD. WEIDNER MOVED, second by Ald. Davolos, to open the public hearing for the FY 2021 Budget at 7:03 p.m.

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

Finance Director Kevin Dahlstrand reported the proposed FY 2021 Budget contains the same figures given at the March 14, 2020, Budget Workshop. He said these figures are subject to the impact on revenues coming from the state. He said staff will continue to determine the final numbers and incorporate them into the final budget.

City Administrator Coakley said the Council always has the option to make adjustments, as necessary, after the budget has been approved.

Ald. Aschauer said his concern is with the possible reduction in sales revenue due to the coronavirus pandemic. Ald. Bevier agreed with Ald. Aschauer.

Ald Davolos asked if the Council could get the final numbers before the April 20, 2020, meeting. Finance Director Dahlstrand said the goal is to get the estimated numbers out before that meeting.

Ald. Davolos noted that the suggestions made by staff are still subject to Council approval. Director Dahlstrand replied, that is correct.

Ald. Krischel said his concern is also with the loss of revenue from the state and would like to see finance projections from staff.

Ald. Weidner agreed with previous statements and would also like to find a way to keep residents informed of the changes.

Ald. Wilson said he shares the same concerns.

ALD. WEIDNER MOVED, second by Ald. Wilson, to close the public hearing at 7:13 p.m.

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

II. CITIZENS COMMENTS

None

III. OFFICIALS AND STAFF COMMENTS

A. Mayor

Thank You

Mayor Brummel thanked everyone for their cards and good wishes following his surgery last week.

COVID-19 Pandemic

Mayor Brummel said the City is taking the COVID-19 pandemic seriously. The City continues to provide essential services, with many employees working remotely, and all practicing social distancing and following CDC guidelines.

COVID-19 Information

Mayor Brummel said the City continually updates the Webpage re COVID-19 information. He encouraged everyone to adhere to the Governor's executive orders to stay at home, not to congregate, and follow the CDC guidelines for your safety and the safety of everyone else.

City Finances

Mayor Brummel reported that staff is taking prudent steps to address the economic impacts, of the COVID-19 pandemic. Staff is revising revenue forecasts, and delaying large capital projects, and other expenditures. He said those expenditures can be reevaluated at a later time once the fiscal impacts are better understood.

Special Council Meeting

Mayor Brummel announced that the Council will hold a special council meeting on Monday, April 13, 2020, at 7:00 p.m. The meeting will again be a teleconference meeting and will include a closed session.

B. Clerk

No report

C. Treasurer

Bike Rodeo

Treasurer Brenner asked if the annual Bike Rodeo will have to be cancelled.

D. Aldermen

Welcome Back

The Council welcomed Mayor Brummel back and wished him a continued speedy recovery.

Census 2020

Ald. Barry encouraged residents to fill out the 2020 Census survey. She said that 50 percent of the population has completed the census so far.

Warrenville City Trails and Walking Paths

Ald. Weidner said he is encouraged by the number of people who are using the local trails and paths throughout the City, while keeping to the CDC social distancing guideline recommendations.

E. Administrator

CDC Face Masks

City Administrator Coakley said the City has posted a request on the City's Facebook page for donations of homemade face masks to be used by City employees. These masks would be used by employees in addition to the CDC recommended face masks.

F. Attorney
No report

IV. APPROVAL OF AGENDA

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the items on the Agenda for the April 6, 2020, City Council regular meeting, as presented.

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

V. APPROVAL OF MINUTES

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

- A. Minutes of the March 14, 2020, City Council Budget Workshop
(Correction to roll call: remove Mike Hoffman and add Jeff Krischel)
- B. Minutes of the March 16, 2020, City Council special meeting
- C. Minutes of the March 23, 2020, City Council special meeting

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

VI. CONSENT AGENDA – OMNIBUS VOTE

- A. Accept staff recommendation and pass resolution R2020-17, approving a contract with Engineering Enterprises, Inc. for the Central 1 Basin Infiltration and Inflow Investigation in an amount of \$53,592 and authorizing the City Administrator to execute the proposal
- B. Accept Senior Civil Engineer Hocking’s recommendation and pass resolution R2020-18, waiving the two-year maintenance period requirement associated with Compass School, and releasing the security cash bond
- C. Accept staff recommendation and pass resolution R2020-19, approving severance agreements with Marcia Phelps and Michelle Dykstra
- D. Accept Mayor Brummel’s recommendation and extend 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 City Clerk Larson’s recommendation and appoint Dawn Grivetti as Deputy City Clerk
- F. Receive and file report of invoices paid up to April 1, 2020, in the amount of \$57,746.78
- G. Authorize expenditures for invoices due on or before April 20, 2020, in the amount of \$237,313.91

ALD. WEIDNER MOVED, second by Ald. Wilson, to approve the Consent Agenda as read.

ROLL CALL VOTE:

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

MOTION ADOPTED

VII. REGULAR AGENDA

A. Ordinance O2020-17

ALD. WEIDNER MOVED, second by Ald. Wilson, to offer first reading of ordinance O2020-17, adopting the City of Warrenville FY 2021 Budget.

Discussion: Ald. Aschauer said the proposed budget is giving mixed messages by cutting the road program while including the purchase of the gas station.

Ald. Barry noted this is the first reading to adopt the budget and changes can be made at a later time.

Ald. Bevier said he does not approve of the purchase of the gas station and will be voting no on the motion to approve the budget.

Ald. Krischel agreed with Ald. Barry and Davolos.

Ald. Davolos, Krischel, Weidner, and Wilson agreed with Ald. Barry.

ROLL CALL VOTE:

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

MOTION ADOPTED

B. Ordinance O2020-18

ALD. BARRY MOVED, second by Ald. Wilson, to accept staff recommendation, waive second reading and pass ordinance O2020-18, authorizing the temporary

suspension of City Code sections 7-4C-6, 7-4C-8, 7-4C-10, and 7-4C-11, regarding delinquent water and sewer accounts through June 30, 2020.

City Administrator Coakley said, due to the many effects of the statewide response to the COVID-19 coronavirus, including the “stay-at-home” order and the closure of “non-essential” businesses, many residents have been laid off or furloughed, which will undoubtedly have an impact on their ability to pay for goods and services, including, but not limited to their City of Warrenville water and sewer service bills; staff is recommending the following:

1. Immediate suspension of the ten percent late charge required by section 7-4C-6 of the City Code
2. Immediate suspension of water service disconnections for non-payment of water and sewer bills as required in sections 7-4C-8, 7-4C-10, and 7-4C-11 of the City Code

Discussion: Ald. Davolos asked if this would just delay residents having to pay late fees. City Administrator Coakley said this pertains to only the late fee charges.

ROLL CALL VOTE:

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

Nay: None

Absent; Ald. Goodman

MOTION ADOPTED

C. 2020 Road Program

ALD. DAVOLOS MOVED, second by Ald. Wilson, to accept staff recommendation and pass resolution R2020-20, approving Change Order No. 1 to the 2020 Road Program contract with Geneva Construction.

Discussion: Ald. Aschauer stated this is the prudent thing to do.

Ald. Barry questioned why the City would do any of the road program. She said the City is still spending \$1 million and if there are any change orders, the program could exceed that amount.

City Administrator Coakley said the road program is being scaled back to conserve money during this crisis. He said staff believes it would be better to do some of the roads this year to avoid financing them all in the next year. He said Geneva Construction has been working with City staff about which streets to do this year.

Deputy Public Works Director Kuchler noted that it is unlikely any change orders would occur because Geneva construction is only resurfacing the streets.

City Administrator Coakley noted that this decision was between staff and Geneva Construction with zero input from the aldermen who live on the two streets listed in the program.

Ald Barry asked, if there should be any change orders, who would make that decision. Deputy Director Kuchler said if the contract goes over the approved amount, then Council would have the final vote to approve any changes to the contract.

Ald. Bevier asked if the project engineer would reduce his fees. City Administrator Coakley said, yes, because the project engineer’s fee is based on the actual number of hours worked.

Ald. Davolos said she is in favor of the proposed reduction in the road program.

Ald. Krischel asked where is the funding coming from for road repairs. City Administrator Coakley said all of the funding for road repairs comes out of the Capital Maintenance Road Program (CMRP).

Ald. Krischel said the contract seems to be very pricey and suggested the program be re-bid at a later time. He said he would prefer to tighten up spending. Director Dahlstrand said \$300,000 would be transferred from the Hotel Tax Fund into the CMRP.

Ald. Weidner suggested placing a moratorium on this program and re-visit it in 30 days. City Administrator Coakley said he did not believe a 30-day delay would help, because it would take between 90 and 120 days before the City would see a clear impact on revenues.

Ald. Wilson said the funding is in the budget and the program should not be postponed.

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

D. Resolution R2020-21 – Public Comments

ALD. WEIDNER MOVED, second by Ald. Wilson, to accept the City Attorney’s recommendation and pass resolution R2020-21, adopting a supplemental rule concerning public comments during virtual meetings.

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

E. Emergency Responder COVID-19 Leave Policy

ALD. WEIDNER MOVED, second by Ald. Wilson, to accept staff recommendation and approve the Emergency Responder COVID-19 Leave Policy, effective April 1, 2020 through December 31, 2020, and authorize the City Administrator to negotiate similar benefits for employees covered under a collective bargaining agreement.

ROLL CALL VOTE:

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

Nay: None

Absent: Ald. Goodman

MOTION ADOPTED

F. Citgo Gas Station

ALD. BARRY MOVED, second by Ald. Davolos, to take from the table the motion made on March 23, 2020, and direct staff to remove the Citgo gas station property purchase and cleanup costs from the proposed FY 2021 Budget.

Discussion: City Administrator Coakley said staff has reviewed the current FY 2020 Budget and the proposed FY 2021 Budget re the Citgo related expenditures. For clarification, the cost to purchase the Citgo property is in the current FY 2020 Budget, and the cost to clean up the property is in the proposed FY 2021 Budget. The costs for the Citgo property purchase are not yet in the proposed FY 2021 Budget. He said staff is recommending the Citgo purchase be added to the proposed FY 2021 Budget, because the real estate purchase agreement and the due diligence periods were recently extended past the end of FY 2020.

ROLL CALL VOTE:

Aye: Ald. Ald. Bevier

Nay: Ald. Barry, Weidner, Krischel, Davolos, Aschauer, and Wilson

Absent: Ald. Goodman

MOTION FAILS

Discussion: Director Mentzer explained, while the City's FY 2020 budget include \$340,000 for the purchase of the Citgo property, staff does not expect to be in a position to finalize due diligence work and present a final recommendation on the acquisition of the property until sometime in the first part of FY 2021. He said he is recommending Council direct staff to (i) rebudget the funds required to complete

the purchase of the Citgo property in FY 2021 and (ii) delay certain remediation and demolition expenses to FY 2022. These revisions will result in a savings of \$250,000 in reduced expenditures in both FY 2020 and FY 2021.

Ald. Krischel said he is in favor of purchasing the property and delaying development to a future time.

Director Mentzer advised the Council that the current property owner is not going to do anything to the property. He said at some point in time, the State Fire Marshall will have to mandate the removal of the tanks, the property taxes will continue to be delinquent, the property will continue to degrade, and the property already has \$20,000 in code violations. Director Mentzer said he recently heard that one property owner in Cook County has a judgment against this property.

Ald. Krischel said he supports the purchase of the property.

Ald. Weidner said the residents have asked the City to improve that property.

Ald. Wilson said he is in favor of keeping it in the budget.

Ald. Barry said she would not want to lose the property because the company is in bankruptcy.

Ald. Davolos said the City needs to save money this year, but the purchase can be done in FY 2021.

ALD. WILSON MOVED, second by Ald. Davolos, to direct staff to include the Citgo property purchase expenses be included in the proposed FY 2021 Budget in accordance with Community and Economic Development Director Mentzer's memo, dated April 1, 2020, including Exhibit A.

Discussion: Ald. Aschauer pointed out the property owner would always be responsible for removal of the contamination that is under Warrenville Road.

Ald. Davolos said no one else is going to improve this property and so is in favor of the City purchasing the property.

ROLL CALL VOTE:

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

Nay: Ald. Aschauer and Bevier

Absent: Ald. Goodman

MOTION ADOPTED

G. Communications Coordinator Position

ALD. BARRY MOVED, second by Ald. Davolos, to direct staff to reevaluate the Communications Coordinator position during the preparation of the FY 2022 Budget to determine if the City has sufficient funding available, based on short-term projections, to cover the compensation and benefit costs associated with the position.

Discussion: The consensus of the Council was that this is not the time to be adding a new position.

ROLL CALL VOTE:

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

VIII. UNFINISHED BUSINESS

None

IX. NEW BUSINESS

None

X. CLOSED SESSION

None

XI. ADJOURN

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

MOTION ADOPTED VIA VOICE VOTE

The regular Council meeting adjourned at 8:27 p.m.

Approved: April 20, 2020



 Emily J. Larson, City Clerk